ABBREVIATIONS

ABBREVIATIONS

A/C	AIR CONDITIONING	L	LINEN
ACOUS.	ACOUSTIC	LAM.	LAMINATE
A.D.	AREA DRAIN	LAV.	LAVATORY
ADJ.	ADJACENT	LKR.	LOCKER
AGGR.	AGGREGATE	LT.	LIGHT
AL	ALUMINUM		
APPROX.	APPROXIMATE		
ARCH.	ARCHITECT	MAX.	MAXIMUM
ASPH.	ASPHALT	MMC	MIRRORED MEDICINE CABINET
		MECH.	MECHANICAL
		MEMB.	MEMBRANE
BD.	BOARD	MTL.	METAL
BITUM.	BITUMINOUS	MFR.	MANUFACTURER
BLDG.	BUILDING	M.H.	MAN HOLE
BLK'G.	BLOCKING	MIN.	MINIMUM
BM.	BEAM	MIR.	MIRROR
BOT.	BOTTOM	MISC.	MISCELLANOUS
BT.	BATH TUB	M.O.	MASONRY OPENING
		MUL	MULLION
CAB.	CABINET	N.	NORTH
C.B.	CATCH BASIN	N.I.C.	NOT IN CONTRACT
CEM.	CEMENT	NO.	NUMBER
CER.	CERAMIC	NOM.	NOMINAL
CG.	CORNER GUARD	N.T.S.	NOT TO SCALE
C.I.	CAST IRON		
C.J.	CONTROL JOINT		
CLG.	CEILING	O.A.	OVERALL
CLK'G.	CAULKING	OBS.	OBSCURE
CLO.	CLOSET	O.C.	ON CENTER
CL	CENTERLINE	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	OFF.	OFFICE
C.M.U.	CONCRETE MASONRY UNIT	OPNG.	OPENING
CNTR.	CENTER	OPP.	OPPOSITE
C.O.	CLEAN OUT		
COL.	COLUMN		
CONC.	CONCRETE	P.	POLE
CONN.	CONNECTION	P.D.	PLANTER DRAIN
CONT.	CONTINOUS	PL.	PLATE
CORR.	CORRIDOR	P-LAM.	PLASTIC LAMINATE
CTR.	CENTER	PLAS.	PLASTER
CTSK	COUNTERSUNK	PLY.	PLYWOOD
		PR.	PAIR
		PRCST.	PRE-CAST
D.	DRYER	PT.	POINT
DBL.	DOUBLE	PTD.	PAINTED
DD.	DECK DRAIN	PTN.	PARTITION
DET.	DETAIL		
D.F.	DOUGLAS FIR		
DIA.	DIAMETER	Q.T.	QUARRY TILE
DIM.	DIMENSION		
DISP.	DISPENSER	R	RISER
DISPO.	DISPOSAL	R.A.	RETURN AIR
DN.	DOWN	RAD.	RADIUS
D.P.	DAMP PROOFING	R.D.	ROOF DRAIN
DR.	DOOR	REF.	REFERENCE
D.S.	DOWNSPOUT	REG.	REGISTER
D.S.P.	DRY STANDPIPE	REINF.	REINFORCED
D.W.	DISH WASHER	REQ'D.	REQUIRED
DWG.	DRAWING	RES.	RESILIENT
DWR.	DRAWER	REV.	REVISED
		RM.	ROOM
E.	EAST	R.O.	ROUGH OPENING
(E)	EXISTING	RWD.	REDWOOD
EA.	EACH	RWL.	RAIN WATER LEADER
E.J.	EXPANSION JOINT		
EL.	ELEVATION	S.	SOUTH
ELEC.	ELECTRIC	S.A.	SUPPLY AIR
ELEV.	ELEVATOR	S.C.	SOLID CORE
EMER.	EMERGENCY	SCHED.	SCHEDULE
ENCL.	ENCLOSDURE	S.D.	SOAP DISPENSER
E.P.B.	ELEC. PANEL BD.	SECT.	SECTION
EQ.	EQUAL	S.C.D.	SEE CIVIL DRAWINGS
EQPT.	EQUIPMENT	S.E.D.	SEE ELECTRICAL DRAWINGS
EXP.	EXPANSION	S.L.D.	SEE LANDSCAPE DRAWINGS
EXT.	EXTERIOR	S.M.D.	SEE MECHANICAL DRAWINGS
		S.S.D.	SEE STRUCTURAL DRAWINGS
F.A.	FIRE ALARM	SHWR.	SHOWER
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FDN.	FOUNDATION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	SQ.	SQUARE
F.E.C.	F.E. CABINET	SSTL.	STAINELESS STEEL
F.H.C.	FIRE HOSE CABINET	SSK.	SERVICE SINK
FIN.	FINISH	STA.	STATION
FLR.	FLOOR	STD.	STANDARD
FLASH'G.	FLASHING	STL.	STEEL
FLUOR.	FLUORESCENT	STOR.	STORAGE
F.O.C.	FACE OF CONCRETE	STRUCT.	STRUCUTRAL
F.O.F.	FACE OF FINISH	SUSP.	SUSPENDED
F.O.M.	FACE OF MASONRY	SYM.	SYMMETRICAL
F.O.S.	FACE OF STUD.	S&P	SHELF & POLE
FPRF.	FIREPROOF	T	TREAD
FT.	FOOT.	T&G	TONGUE & GROOVE
FTG.	FOOTING	T.B.	TOWEL BAR
FURR'G.	FURRING	T.C.	TRASH COMPACTOR
FUT.	FUTURE	T.P.	TEMEPRED PLATE
		TEL.	TELEPHONE
GA.	GAUGE	TEMP.	TEMPERED
GALV.	GALVANIZED	TER.	TERRAZZO
G.B.	GRAB BAR	THK.	THICK
GLZG.	GLAZING	T.O.	TOP OF
GRND.	GROUND	T.P.D.	TOILET PAPER DISPENSER
GR.	GRADE	T.V.	TELEVISION
GYP.	GYPSUM	TYP.	TYPICAL
GSM.	GALVANIZED SHEET METAL		
		U.N.F.	UNINISHED
		U.N.O.	UNLESS NOTED OTHERWISE
HDWD.	HARDWOOD	UR.	URINAL
HGT.	HEIGHT		
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL	V.B.	VAPOR BARRIER
		VERT.	VERTICAL
		VEST.	VESTIBULE
I.D.	INSIDE DIAMETER		
INSUL.	INSULATION		
INT.	INTERIOR	W.	WEST
		W&D	WASHER & DRYER
JAN.	JANITOR	W/	WITH
JT.	JOINT	W/O	WITHOUT
		W.C.	WATER CLOSET
KIT.	KITCHEN	WD.	WOOD
		W.P.	WATER PROOF
		W.R.	WATER RESISTANT
		W'SCT.	WAINSCOT
		WT.	WEIGHT

BEST MANAGEMENT PRACTICES

THE FOLLOWING BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES SHALL BE REQUIRED AS A PART OF THE WORK:

ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

SYMBOLS

DOOR MARK
DOOR NUMBER
HARDWARE GROUP

WINDOW TYPE

WALL TYPE

EQUIPMENT TYPE
EQUIP. GROUP
EQUIP. IDENTIFICATION

ELEVATION
SHEET LOCATION OF ELEVATION
ELEVATION IDENTIFICATION

SECTION
SECTION IDENTIFICATION
SHEET LOCATION OF SECTION

ROOM FINISHES
FLOOR / BASE
CEILING
WALLS / WAINSCOT

KEYNOTE
SEE DRAWING LEGEND

HOSE BIB
WITH ANTI-SIPHON DEVICE

FUEL GAS
WITH SHUT OFF VALVE

POWER & SIGNALSYMBOLS

DUPLEX OUTLET
120V AC, 20 AMP W/ ARC FAULT INTERUPT PROTECTION @ ALL NON-GFI OUTLETS IN DWELLING UNITS
NOTE: ALL 120 V, 15 & 20 A ELEC. RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT

DUPLEX OUTLET W/ GROUND FAULT INTERUPT120V AC, 20 AMP

WEATHERPROOF DUPLEX OUTLET W/ GROUND FAULT INTERUPT120V AC, 20 AMP

DUPLEX RECESSED FLR. OUTLET120V AC, 20 AMP

220 V OUTLET

CEILING MOUNT JUNCTION BOX

WALL MOUNT JUNCTION BOX

FOURPLEX OUTLET
120V AC, 20 AMP

SMOKE DETECTOR 120 V W/ BATTERY BACK UP PWR.
COMPLYING W/ CBC 907 & 915
CARBON MONOXIDE ALARM,120 V W/ BATTERY BACK UP PWR.
COMPLYING W/ CBC 907 & 915

TELEPHONE OUTLET

CABLE TELEVISION OUTLET

COMPUTER DATA OUTLET
CAT-5-E CABLE

INTERCOM STATION

DOOR CHIME

DOOR BELL BUTTON

DOOR OPEN / ELECTRIC LATCH

SINGLE POLE SWITCH

THREE WAY SWITCH, FOUR WAY, ETC.

LIGHTING SYMBOLS

SURFACE MOUNT WALL FIXTURE

PENDANT MOUNT CEILING FIXTURE

SURFACE MOUNT CEILING FIXTURE

RECESSED MOUNT CEILING FIXTURE

LOW VOLTAGERECESSED MOUNT CEILING FIXTURE

FLUORESCENT RECESSED MOUNT CEILING FIXTURE

ART LIGHT ADJUSTABLE RECESSED MOUNT CEILING FIXTURE

SURFACE MOUNT CLG. FLUORESCENT FIXTURE

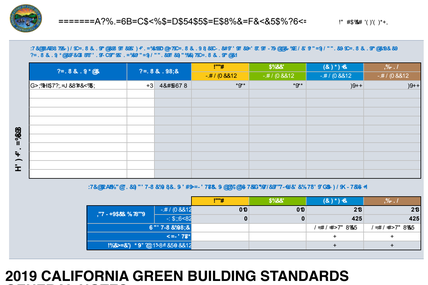
EXHAUST FAN

RECESSED WALL MOUNT FIXTURE

TRACK LIGHTING

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 EDITIONOF THE CALIFORNIA RESIDENTIAL CODE, REGARDLESS OF WHAT IS SHOWN, OR NOT SHOWN, IN THE CONTRACT DOCUMENTS. ALL WORK SHALL ALSO CONFORM WITH FOLLOWING CODES:
   2019 CALIFORNIA BUILDING CODE
   2019 CALIFORNIA ELECTRICAL CODE
   2019 CALIFORNIA MECHANICAL CODE
   2019 CALIFORNIA PLUMBING CODE
   2019 CALIFORNIA ENERGY CODE
   2019 CALIFORNIA FIRE CODE
   2019 CALIFORNIA GREEN BUILDING STANDARDS
   CAL OSHA CONSTRUCTION SAFETY ORDERS
   CITY OF SANTA BARBARA S.B.M.C. ORDINANCE NO. 5919
2. THE CONTRACTOR SHALL COMPLY WITH ALL OTHER APPLICABLE STATE OR LOCAL ORDINANCES. IN THE EVENT OF A CONFLICT THE MORE STRINGENT REQUIREMENT SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SERVICES AND TRANSPORTATION TO COMPLETE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.
4. THE OWNER SHALL PAY FOR THE GENERAL BUILDING PERMIT. ALL OTHER RELATED PERMITS REQUIRED TO EXECUTE THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY FACILITIES REQUIRED TO COMPLETE THE WORK OF THE CONTRACT DOCUMENTS, INCLUDING, BUT NECCESSARILY LIMITED TO, TEMPORARY ELECTRICAL POWER, WATER SUPPLY, SHORING, BRACING AND SANITARY FACILITIES.
6. THE CONTRACTOR SHALL MAINTAIN THE SECURITY OF THE SITE DURING THE COURSE OF THE WORK THROUGH SUBSTANTIAL COMPLETION AND SHALL REPLACE ANY WORK LOST TO THEFT OR VANDALISM DURING THAT PERIOD.
7. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILAR WITH THE EXISTING CONDITIONS, AND BY SUBMITTING A BID SHALL ACCEPT THE CONDITIONS UNDER WHICH THE WORK SHALL BE PERFORMED
8. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. DO NOT PROCEED ON ASSUMPTIONS.
9. THESE DRAWINGS MAY NOT BE TO SCALE AND ARE FOR ILLUSTRATION PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, LAYOUTS AND EXISTING CONDITIONS PRIOR TO EXECUTING THE WORK.
10. DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
11. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC SCALE SHOWN. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
12. ALL SYSTEMS & ASSEMBLIES SHALL BE COMPLETE AND OPERATIVE THOUGH NOT FULLY DESCRIBED IN THE CONTRACT DOCUMENTS. IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, OR CALLED FOR IN THE SPECS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER OF SIMILAR PORTIONS SHOWN OR CALLED FOR.
13. INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, APPLIANCES & ACCESSORIES IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. VERIFY ALL SUCH REQUIREMENTS PRIOR TO STARTING THE WORK IN THE AREAS WHERE THEY OCCUR.
14. ALL WORK SHALL BE INSTALLED PLUMB, LEVEL AND TRUE AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
15. UNLESS OTHERWISE NOTED ALL CONNECTIONS SHALL BE CONCEALED. THE USE OF SURFACE FASTENERS SHALL BE APPROVED BY THE ARCHITECT. ALL EXTERIOR FASTNERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL U.O.N.
16. CONFLICTS IN THE CONTRACT DOCUMENTS:
    IN CASE OF DISCREPANCIES OR CONFLICTS IN INFORMATION OR REQUIREMENTS WITHIN THE DRAWINGS, SPECS, OR BETWEEN THE DRAWINGS AND SPECS, THE MOST EXPENSIVE REQUIREMENT SHOWN OR SPECIFIED SHALL BE THE BASIS OF THE CONTRACT FOR CONSTRUCTION.
17. NEITHER THE ARCHITECT NOR THE OWNER SHALL BE RESPONSIBLE FOR: CONSTRUCTION MEANS OR METHODS, SAFETY PRECAUTIONS OR PROGRAMS OF THE CONTRACTOR.
18. PROVIDE REQUIRED BLOCKING & BACKING AT ALL RAILS, CABINETS, EQUIPMENT AND ACCESSORIES.
19. DESIGN / BUILD MECHANICAL, ELECTRICAL & PLUMBING.:
    THE CONTRACTOR SHALL PROVIDE THE DESIGN AND INSTALLATION OF THE M.E.P. SYSTEMS INTO THE THE WORK. THE CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR ENSURING THE PROPOSED SYSTEM IS IN COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS AND SHALL PROVIDE ALL DESIGN DOCUMENTATION AS MAY BE REQUIRED FOR THE ISSUANCE OF RELATED PERMITS AND CONSTRUCTION.
20. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.



2019 CALIFORNIA GREEN BUILDING STANDARDS GENERAL NOTES

G1. INDOOR WATER USE: PLUMBING FIXTURES SHALL COMPLY WITH THE REQUIREMENTS LISTED IN CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.303., SEE SHEET A-0.2 FOR REQUIREMENTS.

G2. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC OR WEB BASED REFERENCE SHALL BE PLACED IN THE BUILDING. THIS MANUAL SHALL INCLUDE ALL OF THE ITEMS LISTED IN CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.410.1., SEE SHEET A-0.2 FOR REQUIREMENTS.

G3.. POLLUTANT CONTROLS: ALL WORK SHALL COMPLY WITH THE 2019 CA. GREEN BUILDING STANDARDS SEC. 4.504., SEE SHEET A-0.3 FOR REQUIREMENTS

G4. HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED IN COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.507.2,., SEE SHEET A-0.3 FOR REQUIREMENTS.

BUILDING CODE DESIGNATION:

OCCUPANCY:
PROPOSED — R-3 Single Family Dwellings; R-3 Two Family Dwellings; U Carports

CONSTRUCTION:
DWELLINGS — TYPE VB, FULLY SPRINKLED PRE NFPA 13D

FIRE PROTECTION — AUTOMATIC FIRE SPRINKLER SYSTEM UNDER SEPERATE PERMIT

SOLAR PV SYSTEM — SOLAR PV SYSTEMS PER THE ENERGY COMPLIANCE FORMS

SWMP: — TIER 3 - 9,519 SQ. FT. OF IMPERVIOUS SURFACES AREA

ACCESSIBILITY: — PER 2019 CBC SEC.1102A.1 WHERE REQUIRED:
1. Apartment buildings with 3 or more dwellings.
All proposed buildings contain less than 3 dwellings, thus are NOT covered multifamily dwellings & CH. 11A does not apply

NOTE: A SEPERATE PUBLIC WORKS PERMIT IS REQUIRED FOR ALL PROPOSED WORK IN THE PUBLIC RIGHT OF WAY (PROW)

STORM WATER: — TIER 3 - SEE SHEET C2.1 - BMP's, INCLUDING STORMWATER CHAMBERS - SEE CIVIL DRWGS.

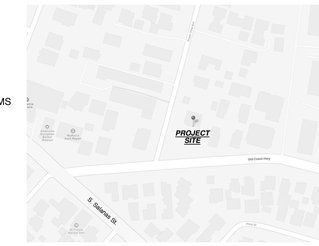
SURFACE AREAS		
(P) NEW IMPERVIOUS AREA	1,718 S.F.	
(P) REPLACED/REMODELED IMPERVIOUS AREA	3,192 S.F.	
TOTAL	4,910 S.F. :	2,000 -14,999 S.F. TIER 3
(P) REMOVED IMPERVIOUS SURFACES	0 S.F.	

WASTEWATER PRELIMINARY FIXTURE CALCULATIONS
(1) FIXTURE UNIT = 7.48 GAL./ MINUTE FLOW

FIXTURE	FIXTURE UNITS	QUANITY	SUB TOTALS
KIT SINK	2	7	14
WASHER	2	7	14
LAV	1	19	19
W.C.	4	19	76
TUB/SHWR	2	10	20
SHWR	2	4	8
TOTAL FIXTURE UNITS			151 FIXTURE UNITS
TOTAL FLOW	151 FIXTURE UNITS X 7.47 GAL/MIN = 1,129.5 GAL/MIN TOTAL		

DRAWING INDEX

VICINTY MAP



PROJECT DIRECTORY

OWNERS: Ross Vaisburd, 152 S. Peck Dr. #99, Beverly Hills, CA. 90212, t. 310.741.806, e: plinly@gmail.com

SURVEYOR: Waters Cardenas Land Surveying, LLP, 5553 Hollister Ave. Suite 7, Goleta, CA. 93117, t. 805.967.4416, e: bwaters@wcsurveying.com

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STRUCTURAL ENGINEER: Greer Structural Engineering, 971 Cheltenham Rd., Santa Barbara, CA. 93105, t. 805.452.3031, e: contact@greerse.com

MECHANICAL ENGINEER: Windward Design Services, LLC, 1825 State St., Santa Barbara, CA. 93101, t. 805.845.6601, e: info@windwardeng.com

ELECTRICAL ENGINEER: JMPE, 627 Olive St., Santa Barbara, CA. 93101, t. 805.569.9216, e: maloney@jmpe.net

ENERGY COMPLIANCE: Alternative Energy Systems, 3225 N. Verdugo Ave., Glendale, CA. 91208, t. 818.957.7733, e: marylynn@title24energy.com

LANDSCAPE ARCHITECT: Arcadia Studio, 202 E. Cota St., Santa Barbara, CA. 93101, t. 805.962.9055, e: kalie@arcadiastudio.com

PROJECT DATA

Address:	8 Ocean View Ave.
A.P.N. :	015-292-013, 015-292-014
Zoning	R-2, SD-3 , SBMC Title 28
General Plan:	Eastside: Riviera Medium High Residential (15-27 du/acre) Coastal Zone: Non-Appealable Jurisdiction
Lot Area:	015-292-013 14,406 s.f. 015-292-014 5,062 s.f. Total 19,468 sq.ft. gross (0.45 Ac)
Slope:	6.49% - See Site Survey
High Fire	No
Flood Zone	No
Existing Use	Single Family Dwelling
Proposed Use:	Single Family Dwellings and Duplexes
Min. Lot Area:	1 unit / 3,500 s.f. of lot area (SBMC 28.18.075, D)
Per Dwelling	19,468 s.f. / 3,500 s.f. per unit = 5 Dwelling Units
Accessory Dwelling Units	(2) Special ADU's Allowed (CA Gov.Code: Title 7, Div. 7, Ch. 4, Article 2 AB881,AB68, SB13 Accessory Dwelling Units)
Residential Units Existing	(1) Three Bedroom SFD to be Demolished
Proposed	(5) Two Bedroom Units (2) Two Bedroom Accessory Dwelling Units
Height	Allowed - 30' Proposed - 24'- 8"

SCOPE OF WORK

Demolish one (E) SFD, one (E) freestanding Garage, one (E) Storage Bldg. and one (E) Shed.
Remove (1) 6" fruit tree & (3) palm trees, sizes 24", 34" & 48". Construct (7) new rental dwellings in five buildings as follows: (1), two story, two-bedroom SFD Primary Dwelling, (2) two story Duplexes with two, two-bedroom units each & (2) one story Special Accessory Dwelling Units of two-bedrooms each. Construct (8) uncovered parking spaces, (6) covered parking spaces in a carport, (7) bike lockers, a trash enclosure and (7) freestanding open pergolas.
Construct related site utilities, paving, drainage, landscape, mechanical, electrical and plumbing systems.
Construct Tier 3 Storm Water BMP's - underground storm water chambers - See Civil Drwgs.
Request Voluntary Lot Merger of APN's 015-292-013 & 015-292-014.
Request Coastal Development Permit
Estimated Grading: Cut – 60 cu., Fill 180 cu. yd.
Solar PV Systems per CEC requirements.

SITE COVERAGE:	*EXISTING*	*PROPOSED*
Bldg. Footprints	2,446 sf (13%)	5,210 sf (32%)
Impermeable Surface	746 sf (4%)	4,910 sf (20%)
Permeable Surfaces		
Landscape	16,276 sf (83%)	9,348 SF (48%)
Hardscape	0 sf (0%)	0 SF (0%)
Totals	19,468 100%	19,468 100%

Open Yard Reqmts: SBMC 28.18.060 C.1
Common Open Yard: Required: 1,250 s.f., Min., 20' x 20' dimensions
Provided: 1,250 s.f. (42.0' x 30.2')

Private Outdoor Living Space SBMC 28.18.060 C,2,b

Unit 1 (2 BR)	Req'd : 140 s.f.	Provided: 165 s.f. (10' x 16.5')
Unit 2 (2 BR)	Req'd : 140 s.f.	Provided: 165 s.f. (10' x 16.5')
Unit 3 (2 BR)	Req'd : 140 s.f.	Provided: 165 s.f. (10' x 16.5')
Unit 4 (2 BR)	Req'd : 140 s.f.	Provided: 165 s.f. (10' x 16.5')
Unit 5 (2 BR)	Req'd : 140 s.f.	Provided: 165 s.f. (10' x 16.5')
Unit 6 (2 BR ADU)	Req'd : None	Provided: 165 s.f. (10' x 16.5')
Unit 7 (2 BR ADU)	Req'd : None	Provided: None

Parking

Existing SFD	Required	Existing
	(2) Covered Spaces	(2) Covered Spaces
Parking Reqmts.	SBMC 28.90.100, 3,c - Multiple Residential Unit	
Unit 1 (2 BR)	Req'd : (2) Covered Spaces	Provided: (2) Covered Spaces
Unit 2 (2 BR)	Req'd : (1) Uncovered Spaces (1) Covered Spaces	Provided: (1) Uncovered Space (1) Covered Space
Unit 3 (2 BR)	Req'd : (1) Uncovered Spaces (1) Covered Spaces	Provided: (1) Uncovered Space (1) Covered Space
Unit 4 (2 BR)	Req'd : (1) Uncovered Spaces (1) Covered Spaces	Provided: (1) Uncovered Space (1) Covered Space
Unit 5 (2 BR)	Req'd : (1) Uncovered Spaces (1) Covered Spaces	Provided: (1) Uncovered Space (1) Covered Space
Unit 6 (2 BR ADU)	Req'd : (2) Covered or Uncovered	Provided: (2) Uncovered Spaces
Unit 7 (2 BR ADU)	Req'd : (2) Covered or Uncovered	Provided: (2) Uncovered Spaces
		Total Provided: (6) Covered (8) Uncovered

Acme architecture
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LICENSED ARCHITECT — KEITH RIVERA — No. C 17499 — REN. 1-31-23 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Issue:
2021.06.01 ISSUE FOR REVIEW

RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

Drawing:
INDEX, DATA, DIRECTORY, GEN. NOTES

Scale:
NONE

A-0.1

ARCHAEOLOGICAL REQUIREMENTS

9.0 Evaluation of Potential Project Effects

As stated in CEQA Guidelines Section 15064.5(b), a project causing a substantial adverse change in the significance of an historical resource is that which could result in the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings, such that the significance of an historical resource would be materially impaired (i.e., altering those physical characteristics that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources as determined by a lead agency [the City of Santa Barbara] for purposes of CEQA; or its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code).

Based on the reliable extent of exposed ground surface exposures and the absence of any prehistoric archaeological deposits, and the environmental context of the project site well away from prehistoric estuarine and ocean food resources, the potential for the proposed project to encounter unknown but potentially significant subsurface prehistoric remains (intact and not subject to previous ground disturbance) is considered unlikely. Therefore, project impacts on prehistoric archaeological resources are considered to be less than significant. There is a low potential for encountering historic trash pits along property boundaries associated with residential development before 1930, prior to the establishment of municipal trash disposal, though these resources are not considered potentially significant. Therefore, project impacts on historic archaeological resources are considered to be less than significant.

10.0 Recommended Action/Mitigation Measures

As the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required. The following standard measure is recommended to address the unlikely potential for encountering unknown, potentially significant prehistoric archaeological resources in this location.

1. If cultural resources are encountered or suspected, work shall be halted immediately, and the City Environmental Analyst shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, (if the resource is prehistoric) etc.

   If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

   If the discovery consists of possible prehistoric or Native American artifacts, materials, or human remains, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

   The archaeologist shall determine the need for any other actions, including collecting a representative sample of prehistoric or historic remains, consistent with a Phase 3 Data Recovery excavation as defined in City MEA Guidelines for Archaeological Resources and Historic Structures and Sites criteria.

11.0 Residual Impacts

The proposed project would have no residual impacts on the unlikely potential to encounter unknown, intact prehistoric archaeological resources. As any unknown historic remains potentially encountered within the project site, such as isolated trash pits, would not be considered significant, the proposed project would have no residual impacts on unknown historic archaeological resources.

BUILDING AREAS

EXISTING AREAS (SQ. FT.)

ITEM	NET AREA	GROSS AREA
EXIST'G SFD	1655	1732
EXIST'G GARAGE	313	345
EXISTG STORAGE BLDG	247	276
EXIST'G SHED	78	93
TOTALS	2,293	2,446

DEMOLISHED AREAS (SQ. FT.)

ITEM	NET AREA	GROSS AREA
EXIST'G SFD	1655	1732
EXIST'G GARAGE	313	345
EXISTG STORAGE BLDG	247	276
EXIST'G SHED	78	93
TOTALS	2,293	2,446

PROPOSED AREAS (SQ. FT.)

ITEM	NET AREA	GROSS AREA
UNIT 1- TWO BEDROOMS (PRIMARY UNIT)	864	1,031
UNIT 2- TWO BEDROOMS	891	1,030
UNIT 3- TWO BEDROOMS	892	1,030
UNIT 4- TWO BEDROOMS	889	1,027
UNIT 5- TWO BEDROOMS	891	1,030
UNIT 6- TWO BEDROOM ADU	672	740
UNIT 7- TWO BEDROOMS ADU	627	740
CARPORT	1,203	1,250
TOTALS	6,929	7,878

FLOOR AREAS BY BLDG. (SQ. FT.)	NET AREA	GROSS AREA
BLDG 1 (UNITS 1) (PRIMARY UNIT)	864	1,031
BLDG 2 (UNITS 2&3)	1,783	2,060
BLDG 3 (UNITS 4&5)	1,780	2,057
BLDG 4 (UNIT 6)	672	740
BLDG 5 (UNIT 7)	627	740
CARPORT	1,203	1,250
TOTALS	6,929	7,878

PROPOSED AREAS DETAIL (SQ. FT.)

ITEM	NET AREA	GROSS AREA
UNIT 1-1ST FLR.	439	496
UNIT 1- 2ND FLR.	425	535
UNIT 2 - 1ST FLR.	446	496
UNIT 2 - 2ND FLR.	445	534
UNIT 3-1ST FLR.	446	496
UNIT 3- 2ND FLR.	446	534
UNIT 4-1ST FLR.	446	496
UNIT 4- 2ND FLR.	443	531
UNIT 5-1ST FLR.	446 11/10/21	496
UNIT 5- 2ND FLR.	445	534
UNIT 6-1ST FLR.	672	740
UNIT 7-1ST FLR.	627	740
CARPORT	1,203	1,250
GRAND TOTAL BUILDING AREAS	6,929	7,878

City of Santa Barbara
California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 015-22
8 OCEAN VIEW AVE
COASTAL DEVELOPMENT PERMIT
MAY 18, 2022

Assessor's Parcel Number:	015-292-013 and 015-292-014
Zoning Designation:	R-2 (Two-Unit Residential)
Application Number:	PLN2021-00478
Applicant:	Keith Rivera
Owner:	Ross Vaisburd

The project consists of a voluntary lot merger of APNs 015-292-013 and 015-292-014 and demolition of all structures on those two lots, including a single family residence, detached garage, and two accessory buildings. One fruit tree and three palm trees are also proposed for removal. Proposed development includes one single family residence, two duplexes, and two detached Special Accessory Dwelling Units (ADUs), for a total of seven (7) units, five (5) of which are considered primary units and two (2) of which are accessory units. Eight (8) uncovered vehicle parking spaces (including one electric charging station) and six (6) covered parking spaces (including one electric charging station), seven (7) bike lockers, and a trash enclosure are also proposed. The proposed density, based only on the primary units, would be 11.19 dwellings/acre on this R 2/S-D-3 zoned lot that allows up to 12 dwellings/acre.

The discretionary application under the review of the Staff Hearing Officer required for this project is a Coastal Development Permit* (CDP2021-00022) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

NOTE*: This review concerns Coastal Development Permits (CDPs) for both the proposed primary unit development, and two detached Special Accessory Dwelling Units (ADUs); however, in accordance with state and local regulations, the primary units and associated development require a public hearing, and the ADUs do not. The Staff Hearing Officer will hold a public hearing for the primary unit development, and a decision will be made. Following that decision, an announcement of the decision regarding the ADUs will be made. The Staff Hearing Officer may receive and consider written comments from the public regarding the ADUs, but without a public hearing. The decision regarding the CDP for the primary units is appealable to the Planning Commission. The announced decision regarding the CDP for the ADUs is not appealable, and will be the final action of the City on the ADUs.

WHEREAS, the Staff Hearing Officer held the required public hearing on the above application, and the Applicant was present.

WHEREAS, one person appeared to speak, and the following exhibits were presented for the record:

1. Staff Report with Attachments, Wednesday, May 11, 2022.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

I. Approved the subject application, making the following findings and determinations:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150) – PRIMARY UNITS

1. The primary units of the proposed project are consistent with the policies of the California Coastal Act, including the protection of Environmentally Sensitive Habitat Areas (ESHA), archaeological resources, development patterns, and visual resources, as described in Section V of the staff report dated May 11, 2022. The applicant submitted an archaeological report for the proposed project; the report noted that no significant impacts are anticipated as a result of the project and only a standard condition of approval related to the unlikely discovery of archaeological artifacts is included in the conditions of approval for the project. Additional review and approval by the Architectural Board of Review, and consistency with the Zoning Ordinance, will ensure neighborhood compatibility for the project and no impacts to visual resources.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, including required on-site parking, storm water management, and visual resources. The project includes demolition of a single-family residence and detached accessory structures and construction of five new primary units with both uncovered and covered parking to serve the development. The project conforms to all applicable Zoning development standards and Coastal Land Use Plan (LUP) policies, with the project meeting height, Solar Access Ordinance, open yard, setback, and parking requirements, as described in Section V of the staff report dated May 11, 2022.

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150) – ACCESSORY DWELLING UNITS

1. The two detached Special Accessory Dwelling Units are consistent with the policies of the California Coastal Act as described in Section V of the staff report dated May 11, 2022. The project will not result in any adverse effects related to coastal resources, including public views, public access to the coast, or coastal bluff erosion. The proposed development is proposed as part of redevelopment of an existing, mostly flat lot that is able to accommodate the level of development proposed, and all development standards for the both the proposed primary and accessory units will be met by the project.
2. The Accessory Dwelling Units are consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code as described in Section V of the staff report dated May 11, 2022. The proposed Accessory Dwelling Units are compatible with neighborhood development, will not impact any public views or public access to the coast, and is not located on a coastal bluff or any visually- or biologically-sensitive overlay areas. Although the development would be within an archaeologically-sensitive overlay area, a Phase 1 Report was reviewed by the City's Environmental Analyst and accepted by the Historic Landmarks Commission. A standard condition of approval related to the unlikely discovery of archaeological artifacts is included with the project's approval.

II. Said approval is subject to the following conditions:

PRIMARY UNITS

A. Order of Development. In order to accomplish the proposed development, the following steps shall occur in the order identified:
1. Obtain all required design review approvals.
2. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition E "Construction Implementation Requirements."
3. Record any required documents (see Recorded Conditions Agreement section).
4. Permits.
   a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
   b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

   Details on implementation of these steps are provided throughout the conditions of approval.

B. Recorded Conditions Agreement. The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney and Community Development Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on May 18, 2022 is limited to five primary units and the improvements shown on the plans signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the

Community Development Director to determine if an amendment or a new (Building Permit) (and Coastal Development Permit) is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
5. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.

C. Design Review. The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant project design approval until the following Planning Commission / Staff Hearing Officer land use conditions have been satisfied
1. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.
   Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

D. Requirements Prior to Permit Issuance. The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Public Works Department.**
   a. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
   b. **Lot Merger Required.** The Real Property known as APN 015-292-013 and APN 015-292-014 shall be merged into one (1) lot, following the procedure in Santa Barbara Municipal Code Chapter 27.30.
   c. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.
   d. **Agreement to Construct and Install Improvements.** The Owner shall submit an executed *Agreement to Construct and Install Improvements*, prepared by the Engineering Division, an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the Agreement.
   e. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the

construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.
2. **Community Development Department**.
   a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
   b. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 (treatment, rate and volume). The Owner shall submit a hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water BMP Guidance Manual. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc., or groundwater pollutants would result from the project.
   c. **Requirement for Archaeological Resources.** The following information shall be printed on the site plan:

      If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

      If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

      If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.
   d. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
   e. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. The following statement shall be signed prior to issuance of and permits: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

      Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

E. Construction Implementation Requirements. All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.
1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), construction work hours, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
2. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:

New Year's Day	January 1st*
Martin Luther King, Jr. Day	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the City to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

3. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
4. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
   a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
   b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
   c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
   d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

   e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
   f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
   g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
   h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
   i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
   j. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
   k. Diesel powered equipment should be replaced by electric equipment whenever feasible.
   l. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
   m. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
   n. All construction equipment shall be maintained in tune per the manufacturer's specifications.
   o. The engine size of construction equipment shall be the minimum practical size.

   p. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

F. Prior to Certificate of Occupancy. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.

G. General Conditions.
1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
2. **Approval Limitations.**
   a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
   b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Staff Hearing Officer.
   c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
3. **Litigation Indemnification Agreement**. In the event the Staff Hearing Officer's approval is appealed to the Planning Commission, and the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

   Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and

indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

ACCESSORY DWELLING UNITS (ADUs)

A. Order of Development. In order to accomplish the proposed development, the following steps shall occur in the order identified:
1. **Permits**.
   a. Submit an application for and obtain a Building Permit (BLD) for construction of approved primary unit development.
   b. Either submit a separate application for and obtain a BLD for construction of approved ADU development, or submit both the primary unit and ADU development under one BLD application with a Joint Work Agreement.
   c. The BLD for construction of the Accessory Dwelling Units (ADUs) shall not be issued until the lot merger has been completed.
   d. The BLD for the ADUs must be issued concurrent with, or subsequent to, issuance of the BLD for the primary units on site.

Details on implementation of these steps are provided throughout the conditions of approval.

B. General Conditions.
1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on May 18, 2022, is limited to the construction of two detached Special Accessory Dwelling Units as shown on the plans signed by Staff Hearing Officer on said date and on file at the City of Santa Barbara.
2. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
3. **Accessory Dwelling Unit Restrictions**. The Accessory Dwelling Units shall remain at all times consistent with the City's Ordinance requirements.
4. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16

U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
5. **Approval Limitations.**
   a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
   b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Staff Hearing Officer.
   c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
6. **Litigation Indemnification Agreement**. The Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City's approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

   Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

C. Requirements Prior to Permit Issuance. The Owner shall submit the following, or evidence of completion of the following, for review and approval prior to the issuance of any permit for the project. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Recorded Agreement.** Prior to zoning clearance on a building permit for the proposed Accessory Dwelling Unit, the property owner shall execute a Covenant stating the following: (1) The Accessory Dwelling Unit will not be sold separately from the existing primary residence. (2) The Accessory Dwelling Unit shall not

be rented for less than 31 days. When a building permit application is submitted, City Administrative Staff will prepare the Covenant and send an email from ADUCovenant@SantaBarbaraCA.gov letting the applicant know that the Covenant has been created. Written instructions will be provided to you on how to complete the procedure. The permit will not be issued until the final agreement is recorded. **Certificate of Occupancy will not be granted without the Covenant being recorded.**
2. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. The following statement shall be signed prior to issuance of and permits: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

   Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

D. Construction Implementation Requirements. All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.
1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name and telephone number to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed six square feet if in a single family zone.
2. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:

New Year's Day	January 1st*
Martin Luther King, Jr. Day	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the City to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

3. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
4. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
   a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
   b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
   c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
   d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

   e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
   f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
   g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
   h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
   i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

E. Prior to Certificate of Occupancy. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Primary Residence Occupancy.** Occupancy shall not be granted to either of the two detached Special ADUs until the corresponding primary residence has received a Certificate of Occupancy.
2. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

F. Oak Tree Protection Measures. Prior to building permit issuance, the applicant shall contract with a qualified arborist to prepare and submit a report with recommendations to protect the existing oak tree on site. The report is subject to review and approval of the Planning Division. The recommendations in the report shall be followed in order to maximize tree protection. At a minimum, the report shall include information about the necessity of arborist monitoring during excavation and grading; necessary tree protection

methods such as use of hand tools, protective fencing, and equipment storage, and the need for supplemental watering if determined to be required.

III. NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:
The Staff Hearing Officer action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:
1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

This motion was passed and adopted on the 18th day of May, 2022 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Gillian Fennessy 5/19/2022
Gillian Fennessy, Commission Secretary Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the **COASTAL DEVELOPMENT PERMIT** request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.

4. Subsequent to the outcome of any appeal action, your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years years from the date of the approval, per SBMC §30.205.120, unless:
   a. A building permit for the construction authorized by the approval is issued within twenty-four (24) months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
   b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
      i. an Issuance of a Certificate of Occupancy for the use, or;
      ii. one (1) year from granting the approval.

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LICENSED ARCHITECT
KEITH RIVERA
No. C 17499
REN. 1-31-23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Issue:

2021.06.01 ISSUE FOR REVIEW

RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project
N

Drawing:

APPROVAL CONDITIONS, BLDG. AREAS

Scale:

NONE

A-0.2


LOOKING NORTH


LOOKING EAST @ (E) STORAGE BLDG. & SHED


LOOKING SOUTH @ (E) HOUSE


LOOKING WEST@ (E) GARAGE

APN 015-292-014


(E) HOUSE NORTH ELEVATION


(E) HOUSE EAST ELEVATION


(E) HOUSE SOUTH ELEVATION


(E) HOUSE WEST ELEVATION

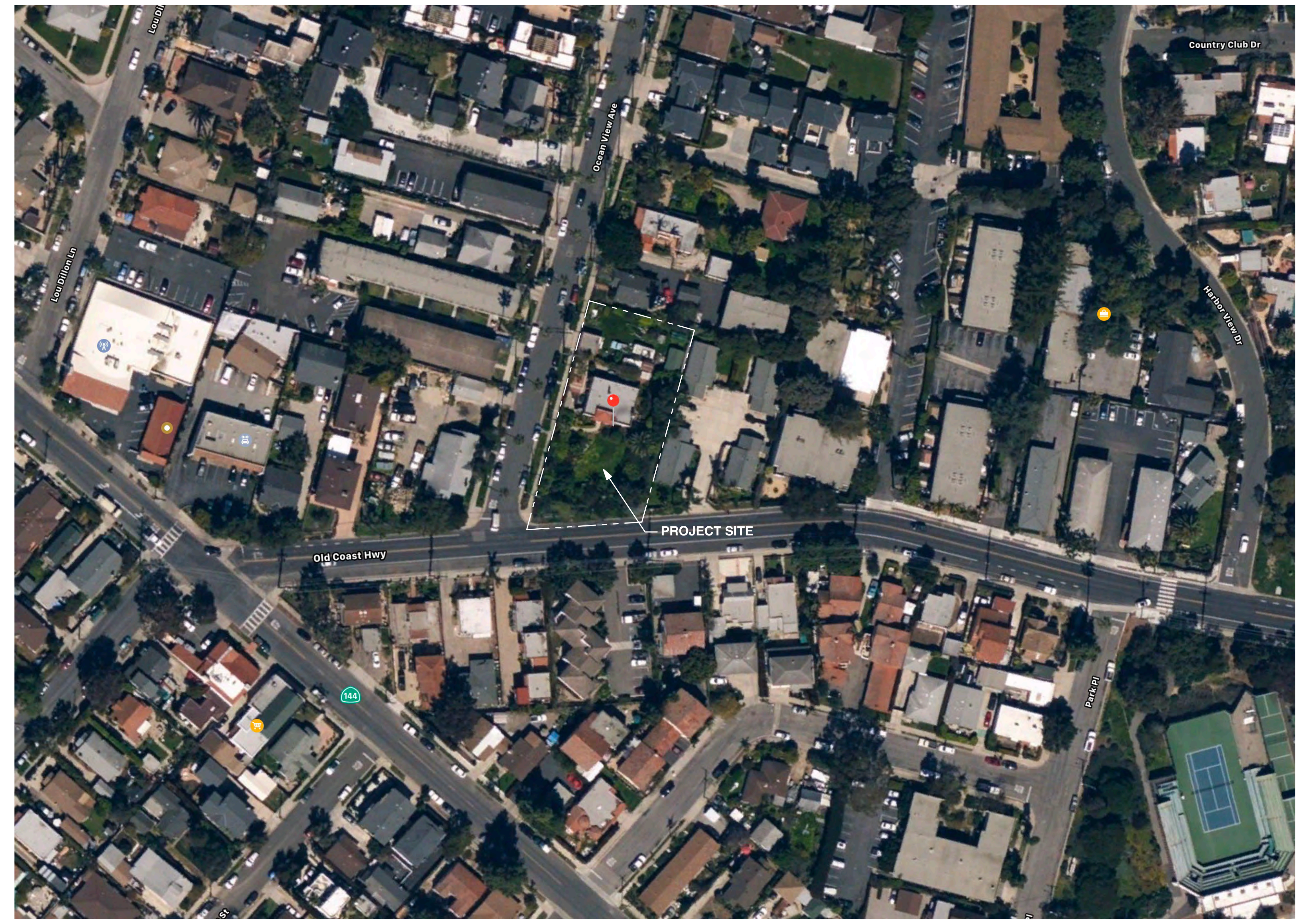

LOOKING EAST


LOOKING SOUTH TOWARD OLD COAST HWY.


LOOKING WEST TOWARD OCEAN VIEW AVE.

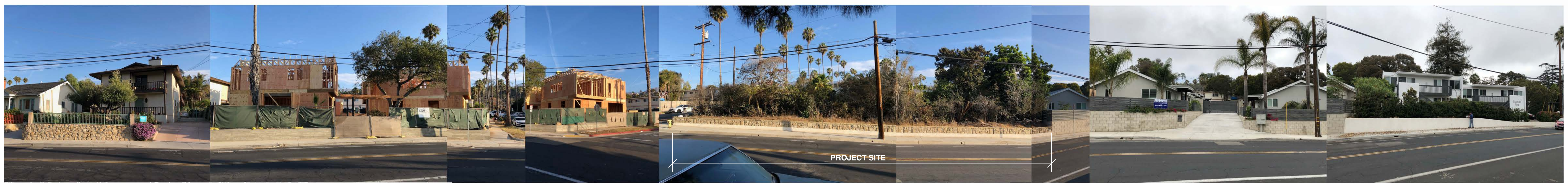
APN 015-292-013

SITE PHOTOS



CONTEXT AERIAL

CONTEXT PHOTOS



OLD COAST HWY. - NORTH SIDE

OLD COAST HWY. - SOUTH SIDE

OCEAN VIEW AVE. - EAST SIDE

OCEAN VIEW AVE. - WEST SIDE

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Issue:

2021.09.30 ISSUE FOR REVIEW
2021.10.05 ISSUE PLN/CDP/ABR 1ST SUBMITTAL
1 2021.11.11 PLN REVS. ISSUE PLN/CDP/ABR 2ND SUBMITTAL

RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

Drawing:
CONTEXT, SITE PHOTOS

Scale:
NONE

A-0.3

DESIGN IMAGERY

INSPIRATIONS

TRANSFORMATIONS

CONTEXT COMPARISON

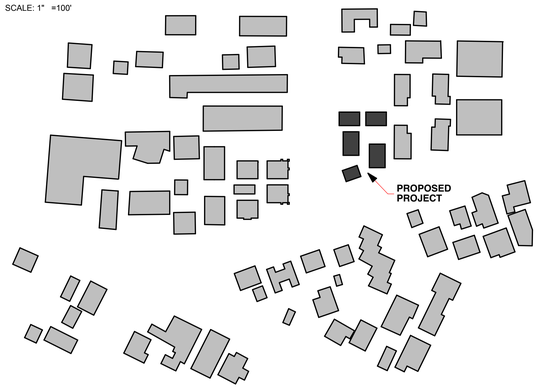
CONTEXT DATA

ID	APN	ADDRESS	AC.	ZONE	USE	HGT	COVERAGE
A	***015-292-013***	***8 OCEAN VIEW AVE***	***0.33***	***R-2***	***APTS, 5 OR MORE UNITS***	***1&2 STORIES***	***20%***
B	***015-292-014***	***12 OCEAN VIEW AVE***	***0.12***	***R-2***			
C	015-291-003	15 OCEAN VIEW AVE	0.34	R-2	APTS, 5 OR MORE UNITS	2 STORIES	38%
D	015-291-004	11 OCEAN VIEW AVE	0.28	R-2	APTS, 5 OR MORE UNITS	2 STORIES	42%
E	015-292-025	441 OLD COAST HWY	0.31	R-2	APTS, 5 OR MORE UNITS	2 STORIES	63%
F	015-292-012	431 OLD COAST HWY	0.36	R-2	RESIDENTIAL, 2-4 UNITS	1 STORIES	34%
G	015-291-00586	415 OLD COAST HWY	0.34	C-P	APTS, 5 OR MORE UNITS	2 STORIES	30%
H	015-291-007	409 OLD COAST HWY	0.2	C-P	RESIDENTIAL, 2-4 UNITS	2 STORIES	38%
I	015-291-008	405 OLD COAST HWY	0.22	C-P	RESIDENTIAL, 2-4 UNITS	1 STORIES	34%
J	017-343-001	404 OLD COAST HWY	0.14	R-M	RESIDENTIAL, 2-4 UNITS	2 STORIES	23%
K	017-343-002	412 OLD COAST HWY	0.15	R-M	RESIDENTIAL, 2-4 UNITS	2 STORIES	20%
L	017-343-003	416 OLD COAST HWY	0.15	R-M	RESIDENTIAL, 2-4 UNITS	2 STORIES	14%
M	017-343-004	420 OLD COAST HWY	0.15	R-M	RESIDENTIAL, 2-4 UNITS	2 STORIES	14%
N	017-343-013	422 OLD COAST HWY	0.3	R-M	RESIDENTIAL, 2-4 UNITS	2 STORIES	27%
O	017-343-007	428 OLD COAST HWY	0.12	R-M	RESIDENTIAL, 2-4 UNITS	2 STORIES	35%
							29% AVG.

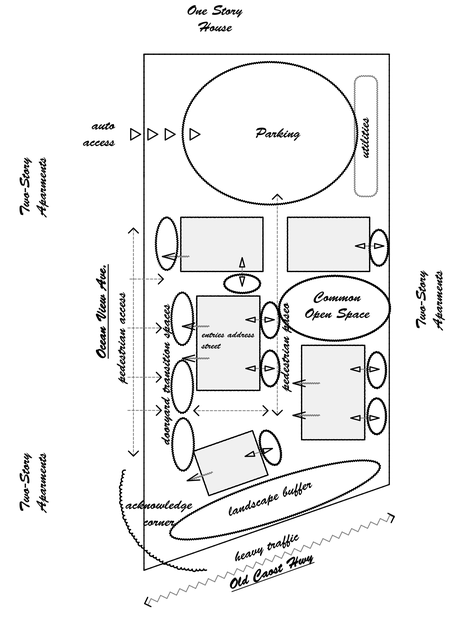
Context Comparison Aerial Map

CONTEXT FIGURE / GROUND STUDY

SCALE: 1" =100'



SITE PLAN DIAGRAM



DESIGN INTENT

Utilize the potential of the site to provide desirable housing opportunities for the community in a manner compatible with the context.
Clustering smaller scale buildings vs. larger structures mimics the prevalent neighborhood pattern and mass, bulk and scale. Maximize open space @ 48%. Provide each residence with on grade private open space in the form of private yards. Architectural design which is sympathetic to the eclectic neighborhood without nostalgia or irony.

CONTEXT QUESTIONS

Existing Conditions:
Preserve the mature Oak tree at the eastern property line. Keep driveway access away from the street intersection/ maintain existing site auto access. Separate from single family residence to the north & maintain their solar access and privacy. Address street with entries and door yards. Acknowledge the corner condition with a building unique to the site.

Site Plan
Cluster smaller scale buildings around a central open space. Address the streets with unit & complex entries. Use the auto court to the north as a buffer to the adjacent single family residence and keep the driveway as far from the intersection as possible. Separate autos from pedestrians with a central paseo system that connects to project entries. Create a hierarchy of open spaces from the public street to semi-public door yards to private yards. Maintain observable common areas for security. Building forms inflect toward the street corner and internally toward the central paseo.

Architecture
"Modern Spanish" – Takes traditional Santa Barbara Spanish Revival elements – simple stucco masses/walls, pergolas, iron balconies, window awnings and tile accents and updates them to a more contemporary interpretation. This relates to the eclectic context ranging from the modest adjacent Spanish style buildings and the more modern ones on Old Coast Hwy and the townhouses under construction across the street. Secondary elements of various types, awnings, balconies and tile further break down the facades with shadows and accents.

Appropriate setbacks & single family scaled massing, merge with the neighborhood. Familiar materials and colors, albeit in modern forms, add an appropriate domestic scale.

GUIDELINES CONSISTENCY

Building Design, Height, Massing
1.! Smaller buildings vs. a single large mass. Unit & project entries address the streets.
2.! Old Coast Hwy. setback relate to neighbors on this busy street. Ocean View setback has open space voids and dooryard transition spaces.
3.! Building masses setback from neighbors – 48' from northern neighbor and turns shorter sides of buildings to the west.
4.! Units are a modest and reasonable size averaging 818 s.f., two bedroom, two baths. Modest FAR of 0.29.
5.! Plate heights are a reasonable 9' at first floor 8' at second (9' first floor makes compact open living spaces feel more spacious. Parapet heights are minimum for proper drainage.
6.! Parapet lines vary in height for variety and lines are broken up into smaller building silhouettes vs. one long line.
7.! Height is very modest and less than its many two-story neighbors with pitched roofs.
8.! Not Apllicable as all units are town homes entered from grade level.
9.! Open parking does not contribute to building mass.
10.! Buildings are articulated into varying forms and broken up with secondary projections in the forms of awnings and Juliet balconies.
11.! Streetscape is broken up into multiple smaller SFD scaled buildings.
12.! Small scale buildings are articulated into varying masses with varying roof lines.
13.! Buildings are no more stories than context and height is very modest and less than its many two-story neighbors.
14.! Buildings are clad in familiar materials – stucco and ceramic tile with secondary elements such as balconies, awnings and trellises that break up the forms with different textures and colors.

Site Planning, Open Space, Landscaping
1.! Significant quantities of trees are added along the streetscape and internal paseo, as well as open spaces.
2.! Landscape buffer provided around auto court and along internal pedestrian paseo. Preserving the existing mature Oak tree on the corner and the skyline Palm trees.
3.! Common central courtyard accommodates common seating, BBQ and picnic area as well as mail center.
4.! Project does not contain upper level decks.
5.! Site Plan Preserves the existing mature Oak tree on the corner and the skyline Palm trees.
6.! Site contains 36% open space (vs. required 10%) and 44% landscape coverage.

Livability & Privacy
1.! Central common open space accessible from all dwellings.
2.! Eastern interior setback of 10 feet is provided to protect mutual privacy with neighbor though required setback is only 6 feet. Common open space is used as a buffer to neighbors.
3.! Parking, and pedestrian circulation is separated.
4.! Internal paseo system provides access to project and unit entries, parking and open space.
5.! Unit entries face Ocean View, which does not have the high traffic volume and speed of Old Coast Hwy. Interior unit entries face the project paseo for observation/ security. Common open space is observable from adjacent units.
6.! Paseo system creates a clearly defined pedestrian network that links all aspects of the project.
7.! Project incorporates a common courtyard and landscape buffers as well as private yards to enhance livability with open spaces.
8.! Project will incorporate dark sky lighting that will not spill light over to adjacent properties.
9.! Upper floor windows are minimized to the eastern neighbor.
10.! The project does not contain any upper floor decks, Juliet balconies are decorative architectural features.

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LICENSED ARCHITECT KEITH RIVERA No. C 17499 REN. 1-31-23 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Issue:

2021.09.30	ISSUE FOR REVIEW
2021.10.05	ISSUE PLN/CDP/ABR 1ST SUBMITTAL
2021.11.11	PLN REVS. ISSUE PLN/CDP/ABR 2ND SUBMITTAL

RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

Drawing:
INFILL MATERIALS

Scale:
NONE

A-0.4

SAMSUNG

SUBMITTAL AJ036TXJ4CH/AA (JXH36J4T)
Samsung FJM Series, 4 Port Condensing Unit

Job Name _____ Location _____
Purchaser _____ Engineer _____
Submitted to _____ Reference _____ Approval _____ Construction
Unit Designation _____ Schedule # _____

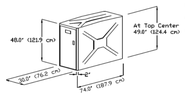
Model	US Code		JXH36J4T
	Model Number		AJ036TXJ4CH/AA
Performance*	Capacity (standard / max.)	Cooling (Btu/h)	32,000 / 36,000
		Heating (Btu/h)	36,000 / 42,000
	Minimum Cooling Capacity (Btu/h)		8,500
	Minimum Heating Capacity (Btu/h)		7,600
	SEER (Ducted / Mixed / Non-ducted)		16.5 / 18.0 / 19.5
	EER (Ducted / Mixed / Non-ducted)		9.3 / 10.9 / 12.5
	HSPF (Ducted / Mixed / Non-ducted)		9.0 / 9.5 / 10.0
Power	Voltage	(øV/Hz)	1 / 208-230 / 60
	Rated Current (amps)	Cooling (low / std. / max.)	2.9 / 12.2 / 17.2
		Heating (low / std. / max.)	2.2 / 12.2 / 18.7
	Max. Breaker	Amps	30
	Minimum Circuit Ampacity (A)		26.0
Dimensions	W X H X D	Inches	37 X 39 5/16 X 13
	Weight	lbs	168.7
Noise Level	Cooling (Max.)	dB (A)	54
	Heating (Max.)	dB (A)	56

- Auto or manual addressing of indoor units
- The outdoor unit shall supply power individually to the indoor units via 14 AWG X 3 power wire
- Soft-start to reduce current demand during compressor start
- Auto-restart after power loss
- System can be set up as heating/cooling, cooling only, or heating only via outdoor unit option setting.
- Available maximum current setting option to reduce maximum operating current.

Decibels of Change = 20 x log (distance 1 / distance 2)
(Worst Case Unit 7 - See Site Plan)
Specified AC Unit:
20 x log (1 ' / 6') = 20 x log(0.167)
20 x - 0.78 = - 15.6 decibels
Thus 56 dba - 15.6 dba = 40.4 dba @ the property line: 40.4 dba < 53 dba max. allowed

HEAT PUMP SOUND DATA
SCALE: 1' = 1'-0"

Bike-Shell™ Model 301



1 door/1 bike

T-Handle

Padlock/U-Lock Handle

Product: Bike-Shell™ Model 301
Capacity: 1 door/1 Bike
Materials: Locker shall be manufactured of molded fiberglass reinforced plastic composite with a smooth "X" and "Y" pattern on stippled walls and top, with smooth door frame and stippled door. Material shall be E-glass and polyester resin at 35% ratio.

Tensile Strength, 18,000 psi. Locker shall be one piece with no external or internal frame and no seams or joints on tops or side walls. Material shall withstand over 300 lb/sqft on roof and 200 lb/sqft on walls/doors.

NO ON SITE ASSEMBLY SHALL BE REQUIRED.

Roof shall be crowned for water run-off and all corners shall have a smooth radiused finish. Finish of UV stabilized gelcoat does not need painting, allows solvent removal of graffiti and is resistant to impact and UV damage.

Setback: Please allow 5ft clearance for door

Hardware: High quality custom continuous door hinge will not rust. All fasteners on locking system shall be zinc plated or better. Locker shall anchor in all four corners through base flanges using expansion anchors. See last page for anchoring details.

Locks: 2 Standard Lock Options (No charge)
•Fort Lock 7 pin tumbler Pop Out "T" handle locks with three keys and removable lock cylinders. Internal locking hardware consists of three plated hardened steel cams controlling an extruded aluminum locking bar which engages the door frame over three foot span.

•Heavy duty stainless steel Padlock/U-Lock handle will accommodate high security Padlocks and U-Locks. For U-Locks from ½" to ¾" Diameter. Padlocks and U-Locks not included.

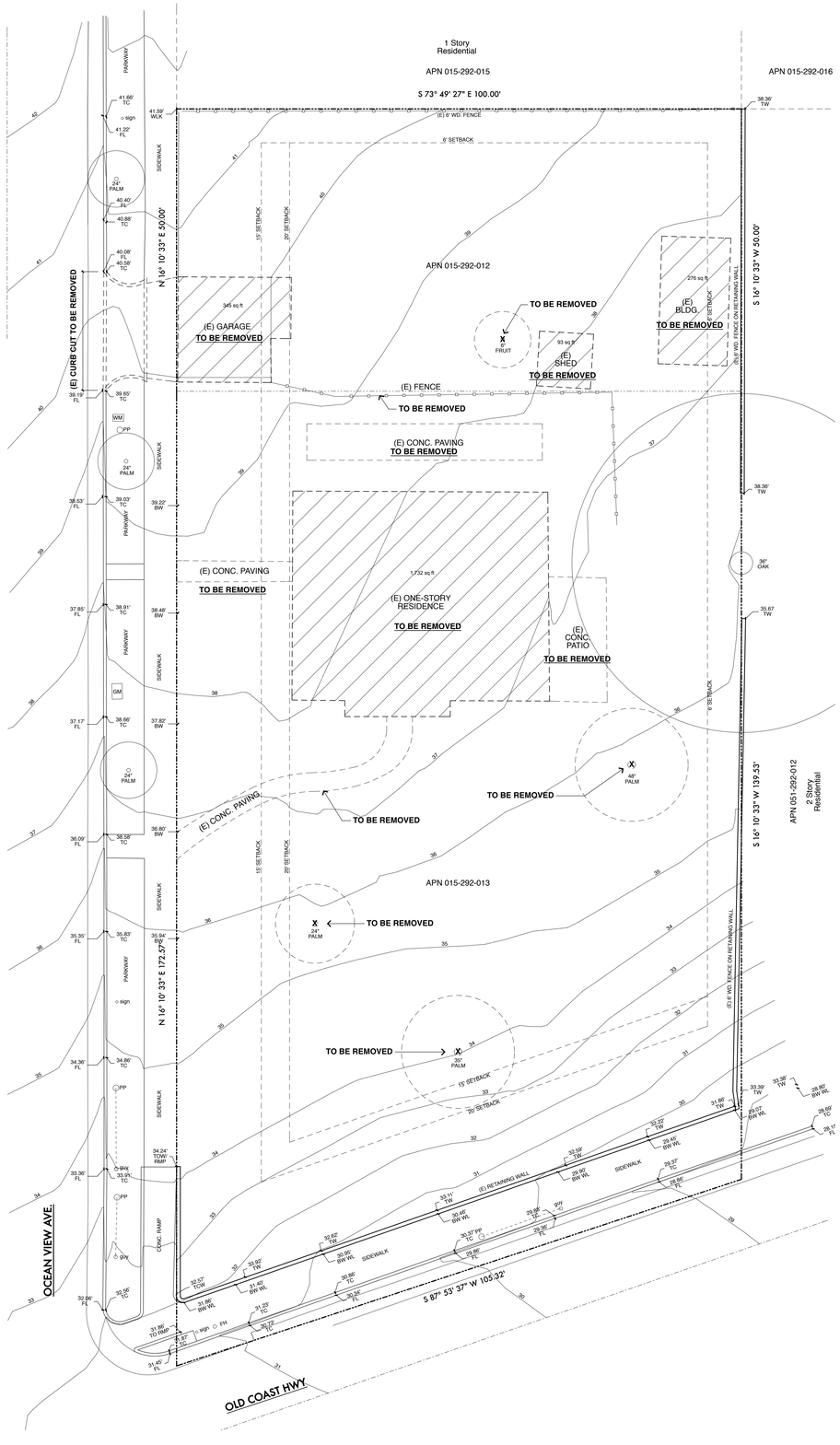
Colors: 2 Standard Color Options (No charge)
Tan | Medium Grey
Please call for custom color, or color match information

American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

BIKE LOCKERS
SCALE: 1:1.30

DEMOLITION PLAN GENERAL NOTES

A. CUTTING SHALL BE MADE CLEANLY WITHOUT DAMAGING SURROUNDING (E) WORK.
B. PROVIDE TEMPORARY SHORING & BRACING AS REQ'D. TO PROPERLY SUPPORT THE (E) STRUCTURE DURING THE COURSE OF THE WORK.
C. CUT & CAP EXISTING UTILITIES AS REQ'D. - VERIFY LOCATIONS PRIOR TO THE START OF THE WORK.NOTIFY THE OWNER A MIN. OF 24 HOURS IN ADVANCE OF ANY DISRUPTION OF UTILITY SERVICES.
D. PATCH & REPAIR ALL EXISTING WORK DAMAGED BY ANY NEW WORK AS REQ'D. PATCHING SHALL MATCH SURROUNDING SURFACES OF THE SAME MATERIALS AND FINISHES U.O.N.
E. DISPOSE OF ALL WASTE MATERIAL OFF SITE IN A LEGAL MANNER.
F. PROVIDE WEATHER TIGHT BARRIERS @ EXT. ENEVELOPE AS REQUIRED @ DEMO. AREAS DURING THE COURSE OF THE WORK.
G. PROVIDE DUST PROOF BARRIERS BETWEEN AREAS OF WORK AND (E) HABITABLE SPACES AS REQUIRED DURING THE COURSE OF THE WORK.



1 SITE DEMOLITION PLAN
SCALE: 1" = 10'

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NOT FOR CONSTRUCTION

Issue:
2021.06.01 ISSUE FOR REVIEW

RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

Drawing:
DEMOLITION SITE PLAN

Scale:
As Shown

A-1.0

SITE PLAN GENERAL NOTES

A. SEE CIVIL DRAWINGS FOR, GRADING, DRAINAGE AND UTILITY REQUIREMENTS.
B. SEE LANDSCAPE DRAWINGS FOR PLANTING, IRRIGATION AND SITE PAVING REQUIREMENTS.
C. SEE CIVIL DRAWINGS FOR ALL WORK IN THE PUBLIC WAY, TYP.
D. ALL UTILITY CONDUCTORS, INCLUDING ELECTRICAL,TELEPHONE AND CABLE TV SHALL BE PLACED UNDERGROUND FROM THEIR PLACE OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE.
E. NO HEDGES, FENCES OR WALLS SHALL EXCEED 3.5' IN HGT. WITHIN 10' OF EITHER SIDE OF THE DRIVEWAY & 10' BACK FROM THE PROPERTY LINE
F. OBTAIN ALL REQUIRED ENCROACHMENT PERMITS FOR WORK IN THE PUBLIC RIGHT OF WAY AND PROVIDE TEMPORARY SAFETY BARRIERS, TRAFFIC CONTROL, ETC., AS REQUIRED.
G. CONTRACTOR SHALL PROVIDE TEMPORARY 6' HIGH CHAIN LINK FENCING WITH FULL HEIGHT GREEN PRIVACY SCREENING ALONG ALL UNFENCED PROPERTY LINES DURING THE COURSE OF THE WORK.
H. PROVIDE PORTABLE FIRE EXTINGUSHERS RATED 2A10BC WITHIN 75' TRAVEL DISTANCE. VERIFY LOCATIONS WITH ARCHITECT.
I. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING REQUIREMENTS

SITE PLAN NOTES

1.1 STORM WATER BMP'S – S.C.D. SHEET C2.0 NOTE SD1
1.2 PRIMARY RESIDENTIAL UNIT
1.3 ACCESSORY DWELLING UNIT INDEPENDENT ENTRY
1.4 LINE/AREA OF FLOOR ABOVE
1.5 IMAGINARY PROPERTY LINE PER CBC SEC. 705.3

2.1 (N) CURB CUT TO, S.C.D.
2.2 (N) CURB & GUTTER PER CITY STANDARD, S.C.D.
2.3 (E) SIDEWALK TO REMAIN, S.C.D
2.4 (N) SIDEWALK PER CITY STANDARD, S.C.D.
2.5 (E) CMU & WOOD WALL/FENCE TO REMAIN
2.6 (N) DRAIN INLET, S.C.D.

3.1 (N) INTEGRAL COLOR VEHICULAR CONC. PAVING, S.C.D. FIELD VERIFY CONTROL JOINT PATTERN WITH ARCH. Davis Colors "Pewter" 860
3.2 (N) INTEGRAL COLOR CONC. CURB, S.C.D. Davis Colors "Pewter" 860
3.3 (N) INTEGRAL COLOR PEDESTRIAN CONC. PAVING, S.C.D. FIELD VERIFY CONTROL JOINT PATTERN WITH ARCH. Davis Colors "Pewter" 860
3.4 (N) CONC. UNIT PAVERS, S.C.D., S.L.D.
3.5 (N) INTEGRAL COLOR CONC. STAIRS S.C.D., Davis Colors "Pewter" 860

4.1 (N) CMU TRASH ENCL. W/ PLASTER FINISH SEE DTL. 1 /A-1.2
4.2 (N) CMU RETAINING WALL W/ PLASTER FINISH S.C.D. 19/C4.0 & X/A-1.3 (SIM.)

5.1 (N) METAL HANDRAIL, SEE DTLS. X /A-1.2

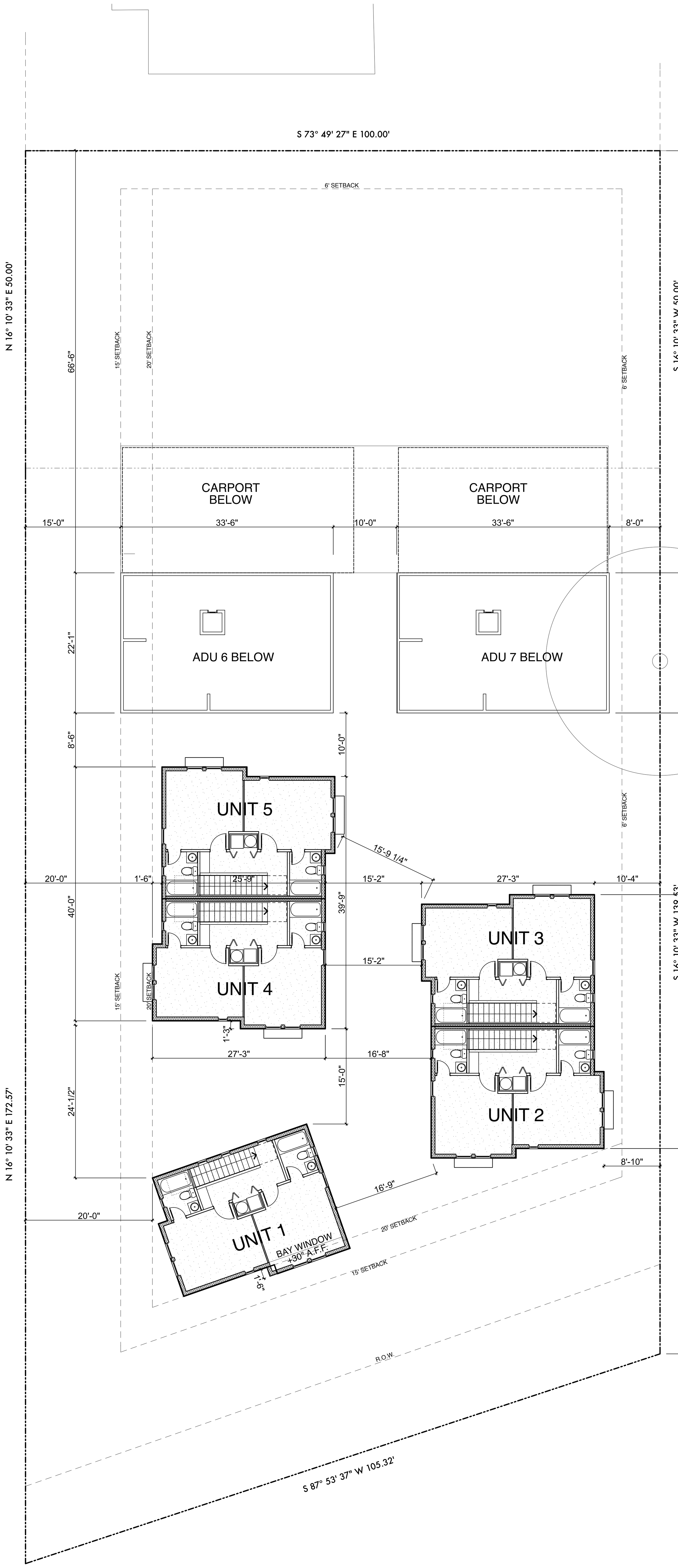
6.1 (N) WOOD TELLIS, SEE DTLS. 3,6,7 / A-1.2 AS OCCURS
6.2 (N) 42" HGT. WOOD FENCE SEE X/ A-1.3
6.3 (N) 72" HGT. WOOD FENCE SEE X/ A-1.3
6.4 (N) 36" WIDE WOOD SWING GATE W/ LATCH. MATCH FENCE HEIGHT
6.5 (N) 42" HGT. PLASTER WALL SEE X/ A-1.3
6.6 (N) 72" HGT. PLASTER WALL SEE X/ A-1.3

9.1 (N) 6" WIDE PAINTED PARKING MARKING, WHITE
9.2 (N) 6" WIDE PAINTED MARKINGS SIGNAGE AS SHOWN

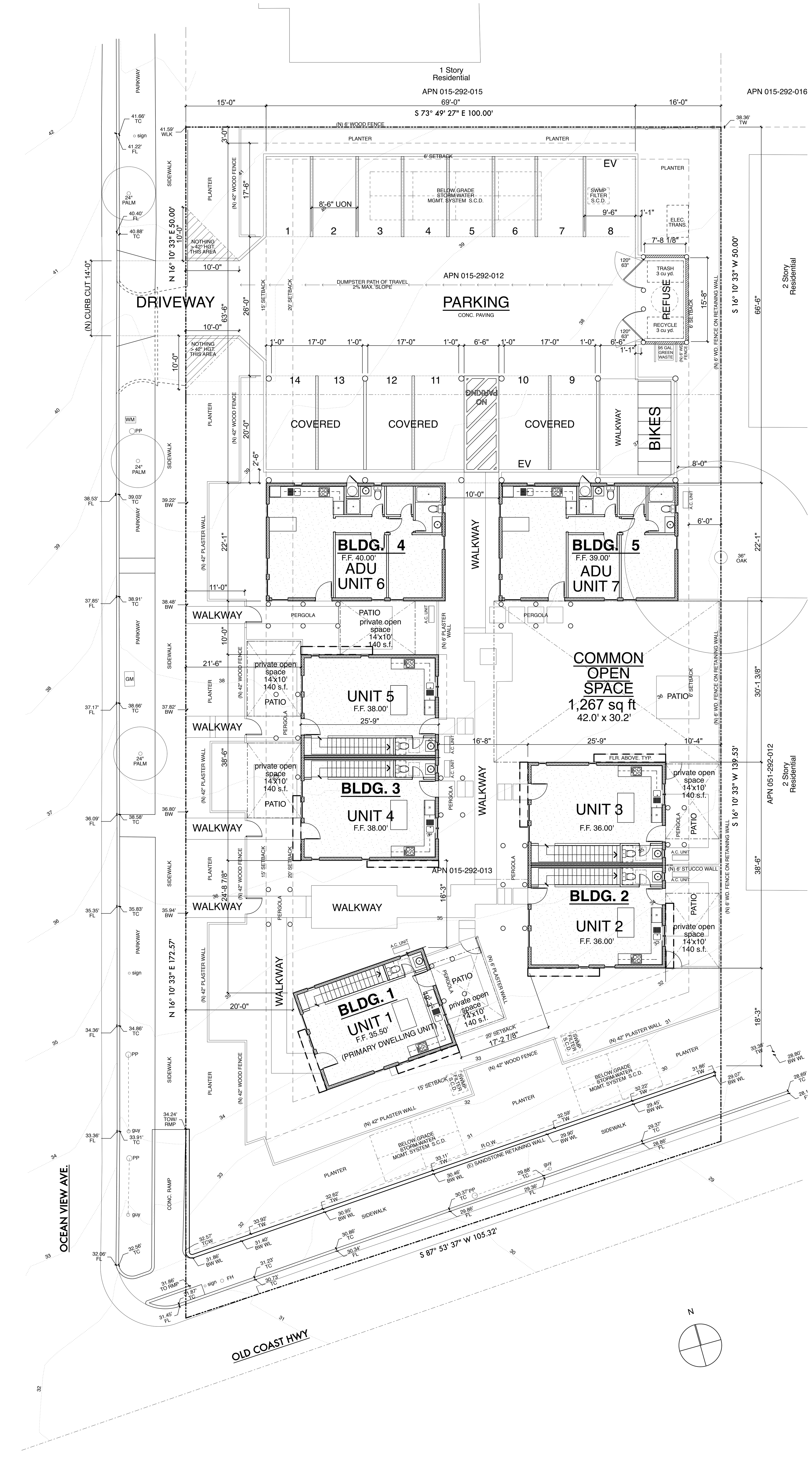
10.1 5" HIGH, 16 GA. SSTL. ADDRESS I.D. NUMBERS: BLINK MFR'S. MODERN FONT, BLACK. VERIFY ADDRESS NO.S WITH OWNER.
10.2 CLUSTER MAILBOX UNIT: A.F. FLORENCE "VITAL" – TYPE 1, PEDESTAL MOUNT, MFR'S. STD. BLACK FINISH
10.3 BIKE LOCKER, AMERICAN BICYCLE SECURITY CO. BIKE SHELL MODEL 351,GRAY. 49" HGT. & THUS NOT FLOOR AREA, S.C.D. FOR CONC. SLAB BELOW

15.1 (E) WATER METER TO BE REUSED, S.C.D.
15.2 (E) GAS METER TO BE REMOVED, S.C.D.
15.3 (N) WATER METERS, PER CITY STDS. - S.C.D.
15.4 (N) FIRE SPRINKLER BACKFLOW ASSEMBLY
15.5 (N) HVAC CONDENSER, S.M.D.

16.1 (N) ELEC. METER, S.E.D.
16.2 (N) E.V. CHARGING STATION – S.E.D.



2 SITE SECOND FLOOR PLAN
SCALE: 1" = 10'



1 SITE PLAN
SCALE: 1" = 10'

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LICENSED ARCHITECT KEITH RIVERA No. C 17499 REN. 1-31-23 STATE OF CALIFORNIA

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Drawing:
PROPOSED SITE PLAN

Scale:
As Shown

A-1.1

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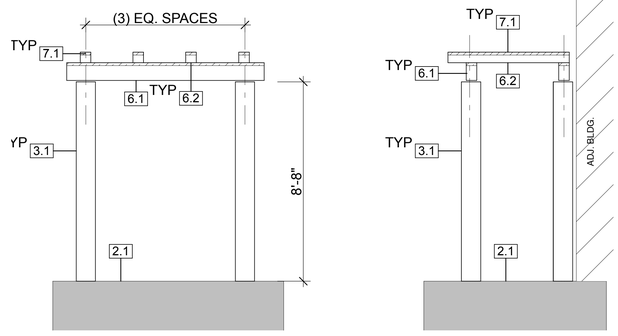
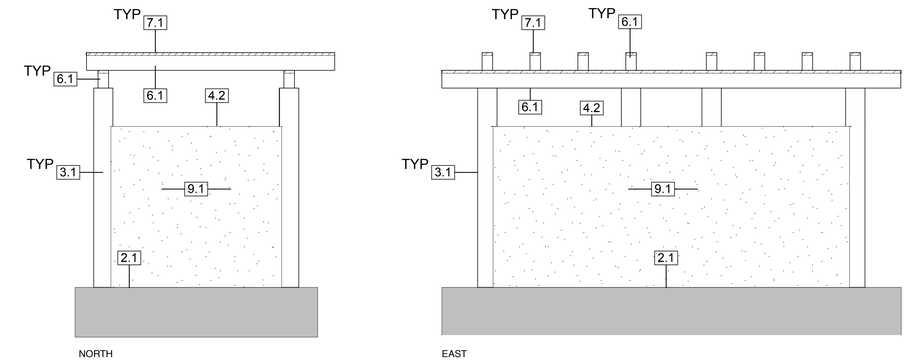
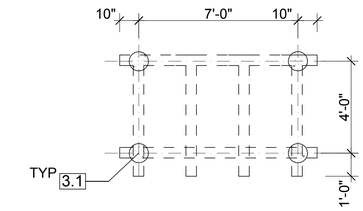
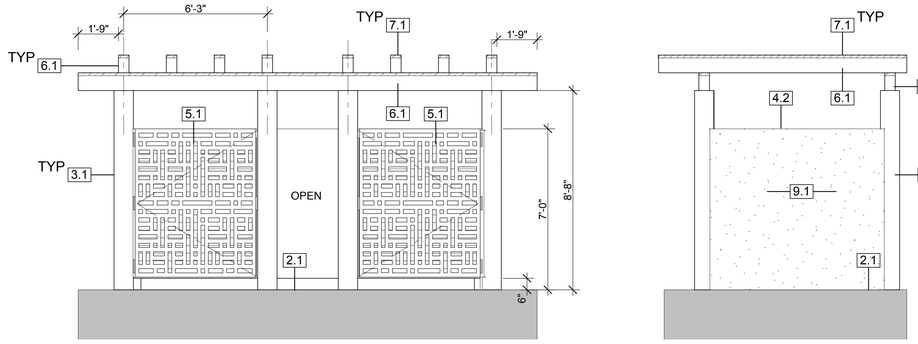


6 KIT. DOOR PERGOLA ELEVATIONS
SCALE: 3/8" = 1'-0"

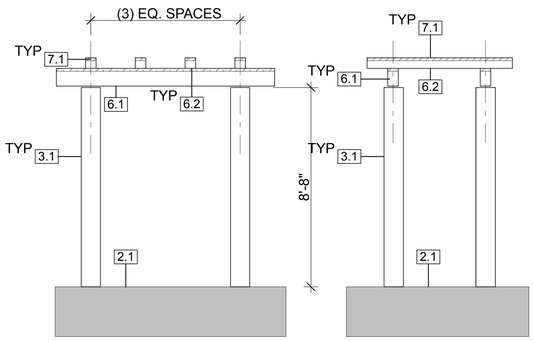




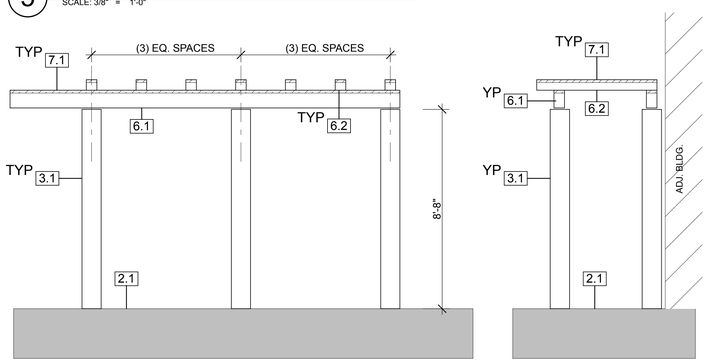
5 KITCHEN DOOR PERGOLA
SCALE: 3/8" = 1'-0"



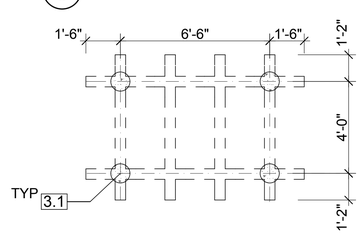
3 TRESH ENCL. ELEVATIONS
SCALE: 3/8" = 1'-0"



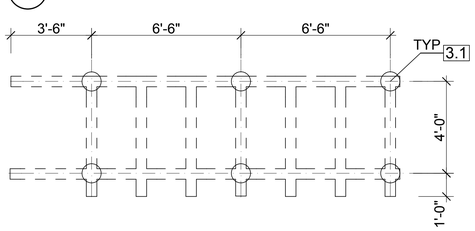
8 COMMONS PERGOLA ELEVATIONS
SCALE: 3/8" = 1'-0"



4 KIT. DOOR PERGOLA ELEVATIONS
SCALE: 3/8" = 1'-0"

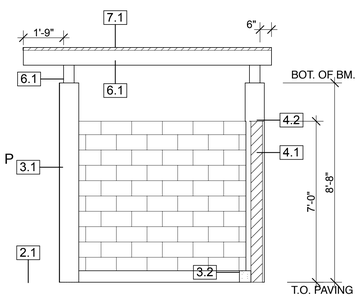


7 COMMONS AREA PERGOLA
SCALE: 3/8" = 1'-0"

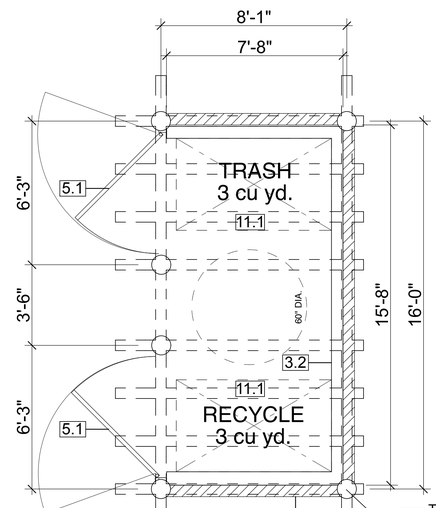


3 UNIT ENTRY PERGOLA PLAN
SCALE: 3/8" = 1'-0"

TYP 3.



2 TRASH ENCL. SECTION
SCALE: 3/8" = 1'-0"



1 TRASH. ENCL. PLAN
SCALE: 3/8" = 1'-0"

SITE STRUCTURES NOTES

2.1 PAVING / F.G. AS OCCURS, SEE CIVIL DRWGS.

3.1 C.I.P. CONC. COLUMN, INTEGRAL COLORR
3.2 CONC. CURB

4.1 6" WIDE CMU WALL
4.2 SLOPED MORTAR WALL CAP

5.1 DECOR. STEEL GATE O/ STEEL FRAME. PAINTED FINISH

6.1 6X10 PTDF BEAM / PURLIN W/ PAINTED FINISH
6.2 6X6 PTDF PURLIN W/ PAINTED FINISH

7.1 26 GA. GASM CAP FLASHING, PAINTED FINISH

9.1 7/8" EXT. CEMENT PLASTER ASSEMBLY

11.1 3 CU. YD. DUMPSTER, N.I.C.

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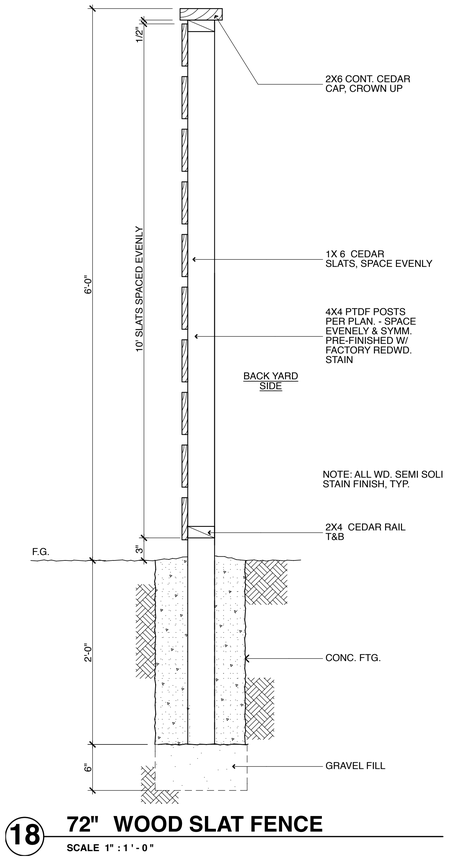
Drawing:
TRASH ENCL., PERGOLAS, PLANS, ELEVS.

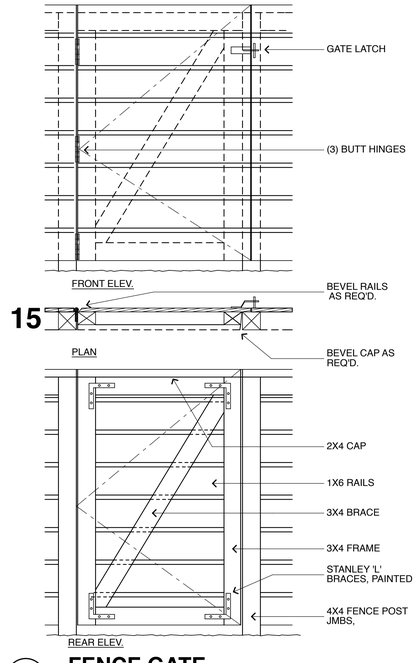
Scale:
3/8" = 1'-0"

A-1.2



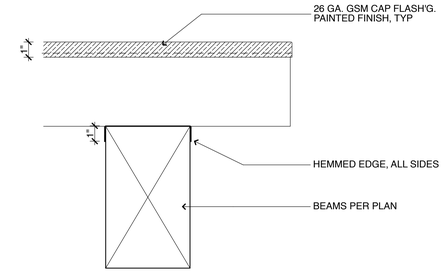
18 72" WOOD SLAT FENCE

SCALE 1" : 1 ' - 0 "



14 FENCE GATE

SCALE 1" : 1 ' - 0 "



5 TRELLIS CAP FLASHING

SCALE 3" : 1 ' - 0 "

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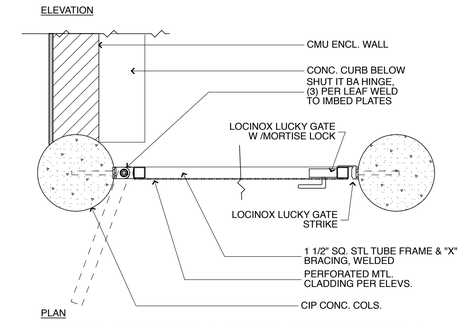
16 42" WOOD SLAT FENCE

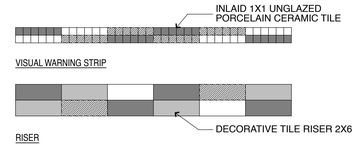
SCALE 1" : 1 ' - 0 "



3 TRASH ENCLOSURE GATE JAMBS

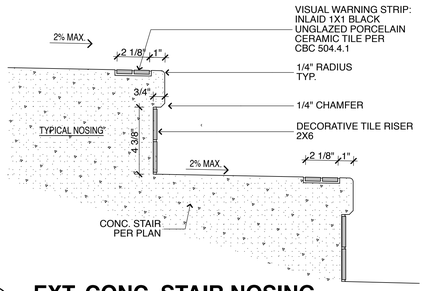
SCALE 1 1/2" : 1 ' - 0 "

ALL STEEL PAINTED FINISH



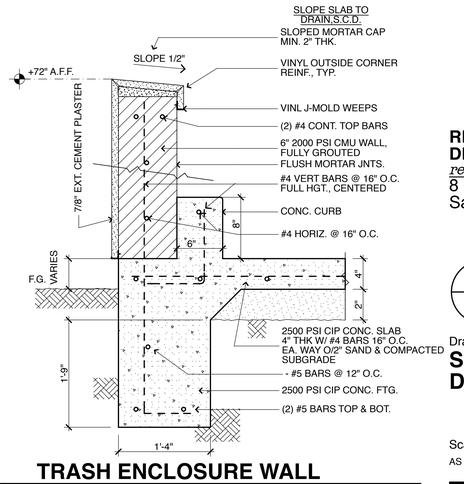
7 EXT. STAIR TILE PATTERN

SCALE 3" : 1 ' - 0 "



6 EXT. CONC. STAIR NOSING

SCALE 3" : 1 ' - 0 "



1 TRASH ENCLOSURE WALL

SCALE 1 1/2" : 1 ' - 0 "

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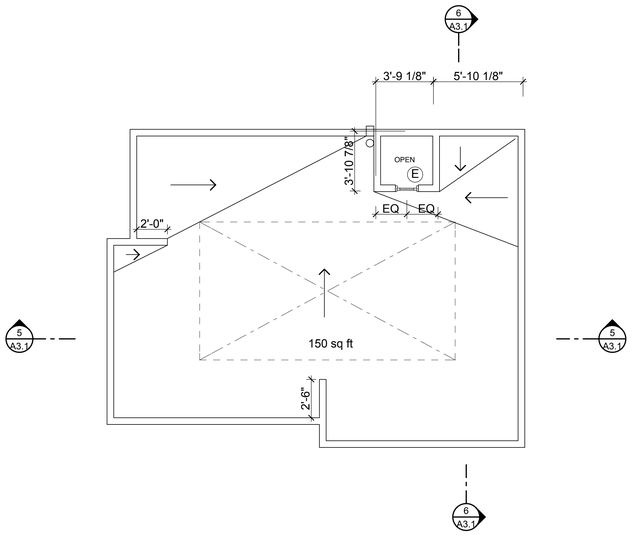
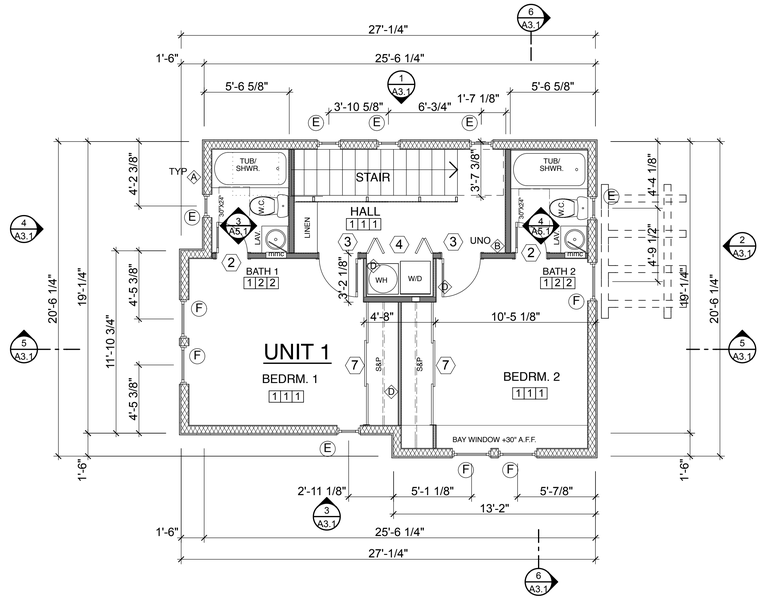
Drawing:
SITE DETAILS

Scale:
AS SHOWN

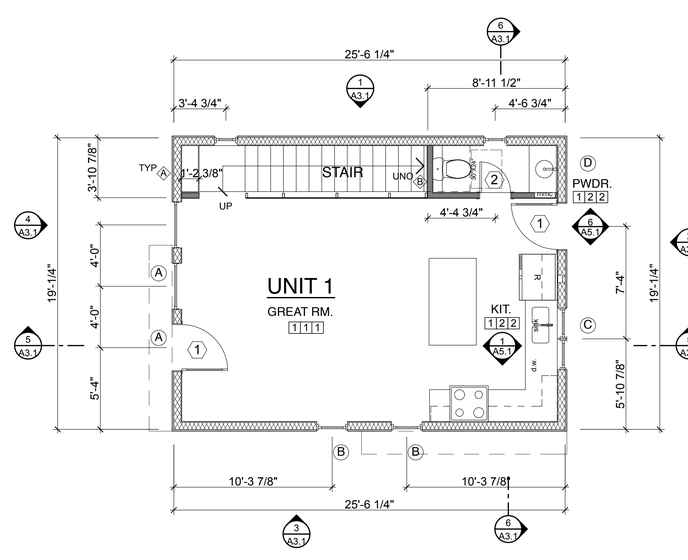
A-1.3



3 ROOF PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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ROOF PLAN NOTES

5.1 METAL AWNING BELOW – SEE 15 /A-8.3

6.1 PARAPET WALL – SEE EXT. ELEVATIONS
6.2 CRICKET SLOPE TO DRAIN AS SHOWN S.S.D FOR FRAMING

7.1 SINGLE PLY PVC ROOFING SYSTEM, CLASS A, DURO-LAST 50 MIL THK. MEMBRANE, UL R10128, MFR'S. STANDARD COOL WHITE COLOR, - SEE 1/A-8.4 SLOPE MIN. 2% TO DRAIN
7.2 FORMED GSM COPING, PAINTED – SEE 4-8 /A-8.4
7.3 PRE-MFR. ROOF DRAIN. SEE DTL. X/A-8.4, S.P.D. FOR PIPING
7.4 DURO LAST TWO WAY VENT PER ROOFING MFR'S REQMTS., – SEE 2/A-8.4
7.5 THROUGH WALL GSM OVERFLOW SCUPPER, 2" ABOVE ROOF DRAIN ELEVATION, PAINTED – SEE 9/A-8.4 SIM.

16.1 LINE OF PV / SWH PANEL SOLAR ZONE PER – SEE SOLAR PV DRWEGS., MAX. WEIGHT: 4 LBS/ SQ. FT.
16.2 LINE OF CONDUIT / PIPING ROUTING FROM SOLAR ZONE
16.3 LOCATION AT 1ST FLOOR OF FUTURE PV INVERTERS & METERING EQUIP.

DOOR SCHEDULE

DOOR	TYPE	SIZE	THK	MATRL	FRAME	FINISH	GLZ'G.	RATING	HEAD	JAMB	SILL	REMARKS
1	A	3'-0" X 7'-0"	1 3/4"	FG	FG	PAINT	T.P.	--------	15/A8.2	14/A8.2	13/A8.2	
2	B	2'-0" X 7'-0"	1 3/8"	SC	WD	PAINT	--------	--------	5/A9.1	5/A9.1	--------	
3	B	2'-6" X 7'-0"	1 3/8"	SC	WD	PAINT	--------	--------	5/A9.1	5/A9.1	--------	
4	C	4'-4" X 6'-8"	1 3/8"	SC	WD	PAINT	--------	--------	5/A9.1	5/A9.1	--------	LOUVERED BI-FOLDS
5	B	2'-0" X 7'-0"	1 3/4"	FG	FG	PAINT	--------	--------	15/A8.2	14/A8.2	13/A8.2	
6	D	9'-6" X 8'-0"	3/4"	AL	AL	MFR.	MIR	--------				(3) PANEL BI-PASS
7	D	8'-0" X 8'-0"	3/4"	AL	AL	MFR.	MIR	--------				(3) PANEL BI-PASS
8	E	6'-0" X 8'-0"	3/4"	AL	AL	MFR.	MIR	--------				(2) PANEL BI-PASS

DOOR NOTES

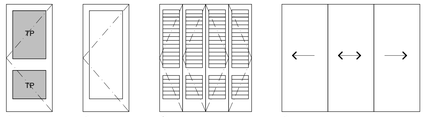
MATERIALS
HC- HOLLOW CORE WD.
SC- SOLID CORE WOOD
FG - FIBERGLASS CLAD
HM- HOLLOW METAL
AL- ALUMINUM
AC- ALUM. CLAD.WOOD
MC- METAL CLAD WOOD

FRAMES
WD- WOOD
HM- HOLLOW METAL
AL- ALUMINUM
AC- ALUM.CLAD WOOD
FG - FIBERGLASS CLAD

FINISHES
MFR. - FACTORY FINISH
MFR./PT- FACTORY FINISH @ EXT. / FIELD PAINT @ INT.
PAINT- FIELD PAINT, SEMI-GLOSS FINISH, U.O.N.
STAIN- STAIN, SATIN FINISH, U.O.N.

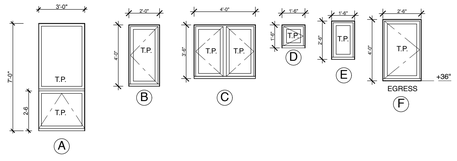
GLAZING
TP - CLR. TEMPERED PLATE GLASS
TNT- TINTED FINISH, TEMPERED
ET - ETCHED FINISH, , TEMPERED
WG- CLEAR WIRE GLASS, W/ GRID SET @ 90°
FR- FROSTED FINISH,TEMPERED
MIR - SAFETY BACKED MIRRORED

DOOR TYPES:



A B C D

WINDOW TYPES:



A B C D E F

WINDOW NOTES

1. ALL SIZES ARE NOMINAL, VERIFY ROUGH OPN'GS. W/ DETAILS & MFR. REQMTS PRIOR TO ORDER & FRM'G.
2. ALL GLAZ'G SHALL BE DUAL PANE W/ A U FACTOR. & SHGC PER THE ENERGY COMPLIANCE DOCUMENTS
3. PROVIDE TEMPERED GLZ'G. AS SHOWN AND PER ALL CODE REQMTS.
4. ALL DETAILS SHOWN ARE TYP. U.O.N.
5. ALL MULLIONS SHALL BE SPACED EQ. & SYMM, U.O.N.
6. PROVIDE MFR'S. STD. INSECT SCREENS @ ALL OPERABLE SASH, TYP.
7. THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON WINDOWS & DOORS UNTIL FINAL INSPECTION
8. WINDOWS: ANDERSEN 100 SERIES SQ. EDGE FIBEREX SASH. COLORS: EXTERIOR - BLACK, INTERIOR - WHITE

WALL SCHEDULE

MARK	TYPE	ASSEMBLY	DETAIL
A	TYP. EXT. WALL	7/8" EXT. PLASTER ASSEMBLY O/ 1/2" PLYWD. SHT'G., 2X6 STUDS @ 16" O.C. W/R-19 BATT INSUL, 1/2"" GYP. BD.	X / A-8.1
B	TYP. INT. WALL	1/2" GYP. BD., 2X4 STUDS @ 16" O.C. W/ 3.5" SOUND BATT INSUL, 1/2" GYP. BD.	X / A-9.1
C	TYP. PARTY WALL	(2) LAYERS 5/8" TYPE X GYP. BD., 2X4 STUDS @ 16" O.C. W/ 3.5" SOUND BATT INSUL., 1" AIR SPACE, 2X4 STUDS @ 16" O.C. W/ 3.5" SOUND BATT INSUL., (2) LAYERS 5/8" TYPE X GYP. BD. GA WP-3820: 2 HOUR RATED SOUND TEST GA-NGC-3056: STC 58	X / A-9.1
D	FLAT INT. WALL	1/2" GYP. BD., 2X4 STUDS FLAT @ 16" O.C., 1/2" GYP. BD.	X / A-9.1

INTERIOR FINISH SCHEDULE

MARK	FLOOR / BASE	MARK	MARK	WALLS / WAINSCOT	MARK	CEILING
1	VINLY PLANK / WOOD PAINTED	1		GYP. BD. PAINTED FLAT / NONE	1	GYP. BD. PAINTED, FLAT FINISH
2		2		W.R. GYP. BD., PAINT'D SATIN FINISH / NONE	2	GYP. BD. PAINTED, SATIN FINISH
3		3			3	
4		4			4	

FINISH NOTES

1. All minor ancillary spaces, such as closets, shall receive the same finish as the adjacent major space U.O.N.
2. All colors & materials shall be as selected by the owner, U.O.N.
3. All painted finishes: (1) prime coat & (2) finish coats, latex based paints
4. Sealant color shall match adjacent surface colors, U.O.N.

PLAN NOTES

5.1 42" HGT. METAL GUARDRAIL WITH ALL GAPS < 4", SEE DTLS. 16 & 17/A-7.1
5.2 METAL HANDRAIL @ +36" HGT. SEE 12 /A-7.1
5.3 DECORATIVE METAL FAUX BALCONY – SEE ELEVATIONS

6.1 STAIR: 16 R @ 7.75" MAX., 15 T @ 10" MIN., 36" CLR. WIDTH MIN., 80" MIN CLR. HEADROOM, SEE TYP. STAIR PLANS SHEET A-7.1
6.2 SHELF & CLOSET POLE, PRE-MFR CLOSET MAID WIRE SHELVING SYSTEM
6.3 RAISED FLOOR AT BAY WINDOW – SEE SECTION
6.4 2X4 FLAT FURRING WALL
6.5 PONY WALL BELOW, 2X4 STUDS @ 16" O.C.
6.6 LINEN CABINET – SEE 5/A-5.1
6.7 ENTRY CABINET – SEE 7/A-5.1

11.1 COMBO. WASHER/ELEC. CONDENSING DRYER W/ WALL CABINET ABOVE – SEE 10/A-5.1

15.1 ELEC. HEAT PUMP WATER HEATER PER ENERGY COMPLIANCE DOCUMENTS , PROVIDE GSM DRAIN PAN & WASTE LINE PER CPC – S.P.D.
15.2 ELEC. SPLIT SYSTEM HEAT PUMP WALL MOUNTED FAN COIL - S.M.D. W/ GSM DRAIN PAN & WASTE LINES – S.P.D.
15.3 ELEC. SPLIT SYSTEM HEAT PUMP CONDENSER - S.M.D.
15.4 RECESSED CENTER DRAIN WASHING MACHINE OUTLET BOX WITH CW & HW SUPPLY VALVES.
15.5 RECESSED ICEMAKER WATER SUPPLY W/ VALVE.

16.1 (N) ELEC. SUB PANEL – SEE ELEC. DRWGS.

NOT FOR CONSTRUCTION

Issue:

2022.06.01 ISSUE FOR REVIEW

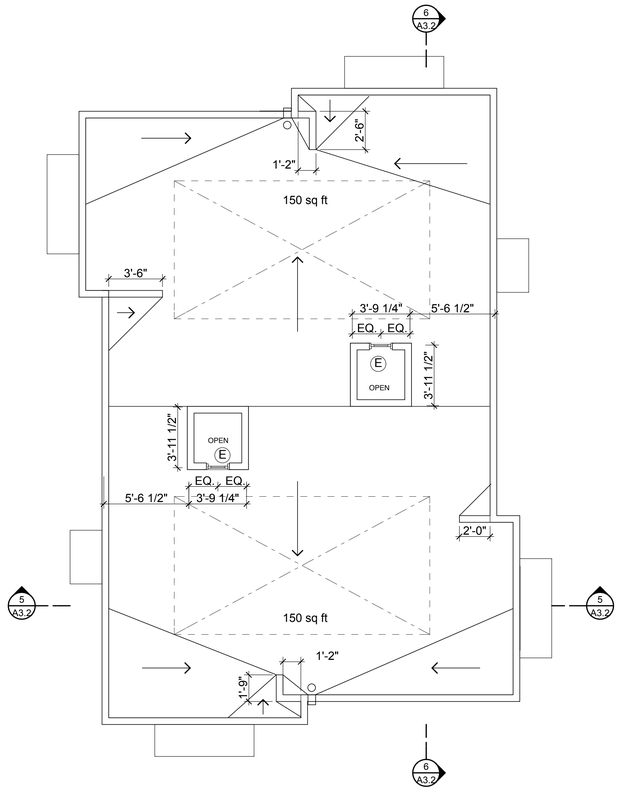
RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

Drawing:
BLDG. 1 FLOOR PLANS, ROOF PLAN, SCHEDULES

Scale:
1/4" = 1'-0"

A-2.1



3 ROOF PLAN

SCALE: 1/4" = 1'-0"

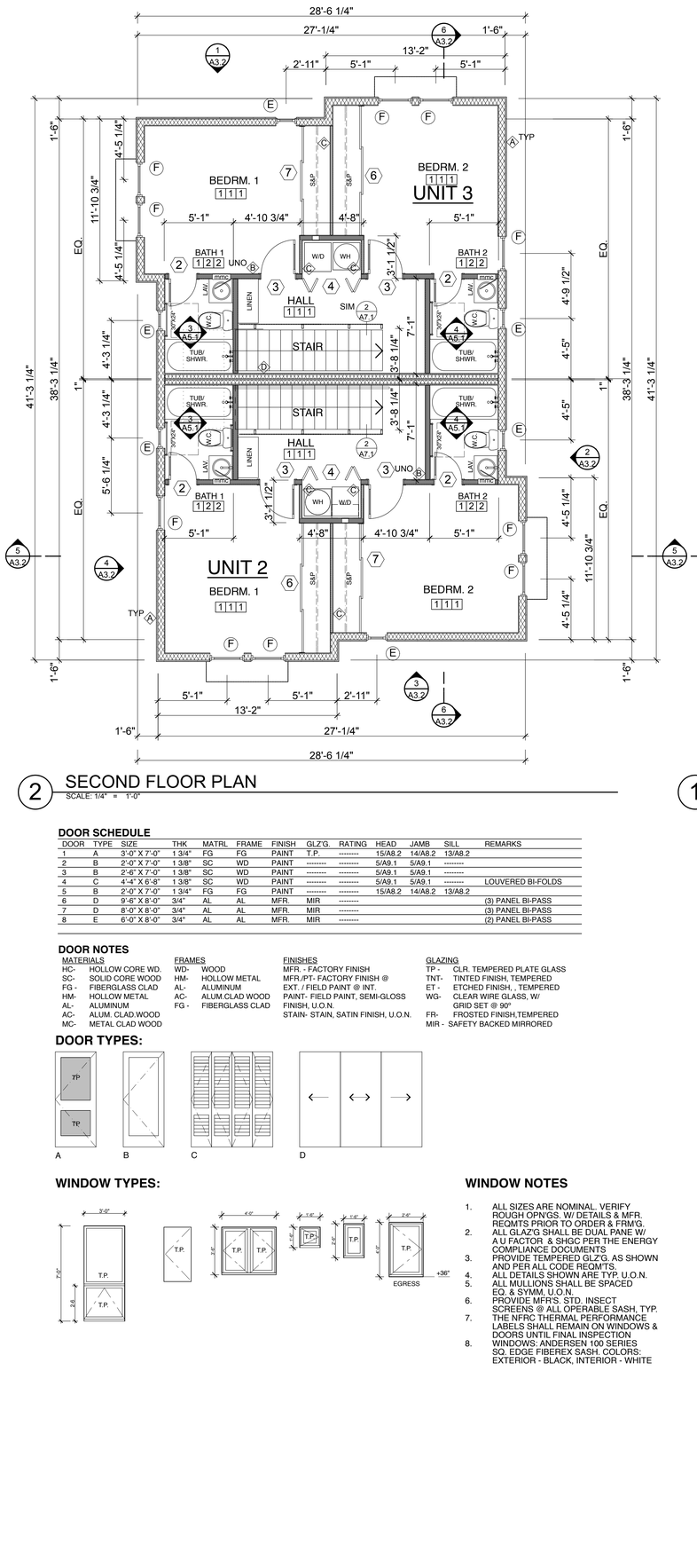
ROOF PLAN NOTES

5.1 METAL AWNING BELOW – SEE 15 /A-8.3

6.1 PARAPET WALL – SEE EXT. ELEVATIONS
6.2 CRICKET SLOPE TO DRAIN AS SHOWN S.S.D FOR FRAMING

7.1 SINGLE PLY PVC ROOFING SYSTEM, CLASS A, DURO-LAST 50 MIL THK. MEMBRANE, UL R10128, MFR'S. STANDARD COOL WHITE COLOR, - SEE 1/A-8.4 SLOPE MIN. 2% TO DRAIN
7.2 FORMED GSM COPING, PAINTED – SEE 4-8 /A-8.4
7.3 PRE-MFR. ROOF DRAIN. SEE DTL. X/A-8.4, S.P.D. FOR PIPING
7.4 DURO LAST TWO WAY VENT PER ROOFING MFR'S REQMTS., – SEE 2/A-8.4
7.5 THROUGH WALL GSM OVERFLOW SCUPPER, 2" ABOVE ROOF DRAIN ELEVATION, PAINTED – SEE 9/A-8.4 SIM.

16.1 LINE OF PV / SWH PANEL SOLAR ZONE PER – SEE SOLAR PV DRWEGS., MAX. WEIGHT: 4 LBS/ SQ. FT.
16.2 LINE OF CONDUIT / PIPING ROUTING FROM SOLAR ZONE
16.3 LOCATION AT 1ST FLOOR OF FUTURE PV INVERTERS & METERING EQUIP.



2 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

DOOR	TYPE	SIZE	THK	MATRL	FRAME	FINISH	GLZ'G.	RATING	HEAD	JAMB	SILL	REMARKS
1	A	3'-0" X 7'-0"	1 3/4"	FG	FG	PAINT	T.P.	---------	15/A8.2	14/A8.2	13/A8.2	
2	B	2'-0" X 7'-0"	1 3/8"	SC	WD	PAINT	---------	---------	5/A9.1	5/A9.1	---------	
3	B	2'-6" X 7'-0"	1 3/8"	SC	WD	PAINT	---------	---------	5/A9.1	5/A9.1	---------	
4	C	4'-4" X 6'-8"	1 3/8"	SC	WD	PAINT	---------	---------	5/A9.1	5/A9.1	---------	LOUVERED BI-FOLDS
5	B	2'-0" X 7'-0"	1 3/4"	FG	FG	PAINT	---------	---------	15/A8.2	14/A8.2	13/A8.2	
6	D	9'-6" X 8'-0"	3/4"	AL	AL	MFR.	MIR	---------				(3) PANEL BI-PASS
7	D	8'-0" X 8'-0"	3/4"	AL	AL	MFR.	MIR	---------				(3) PANEL BI-PASS
8	E	6'-0" X 8'-0"	3/4"	AL	AL	MFR.	MIR	---------				(2) PANEL BI-PASS

DOOR NOTES

MATERIALS
HC- HOLLOW CORE WD.
SC- SOLID CORE WOOD
FG - FIBERGLASS CLAD
HM- HOLLOW METAL
AL- ALUMINUM
AC- ALUM. CLAD.WOOD
MC- METAL CLAD WOOD

FRAMES
WD- WOOD
HM- HOLLOW METAL
AL- ALUMINUM
AC- ALUM.CLAD WOOD
FG - FIBERGLASS CLAD

FINISHES
MFR. - FACTORY FINISH
MFR./PT- FACTORY FINISH @ EXT. / FIELD PAINT @ INT.
PAINT- FIELD PAINT, SEMI-GLOSS FINISH, U.O.N.
STAIN- STAIN, SATIN FINISH, U.O.N.

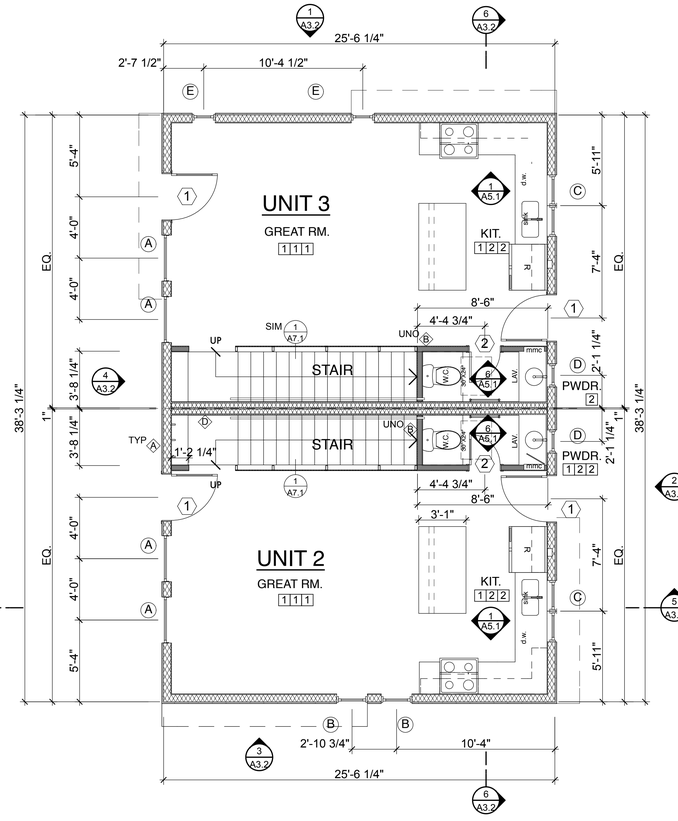
GLAZING
TP - CLR. TEMPERED PLATE GLASS
TNT- TINTED FINISH, TEMPERED
ET - ETCHED FINISH , TEMPERED
WG- CLEAR WIRE GLASS, W/ GRID SET @ 90°
FR- MIR - FROSTED FINISH,TEMPERED SAFETY BACKED MIRRORED

DOOR TYPES:

WINDOW TYPES:

WINDOW NOTES

1. ALL SIZES ARE NOMINAL. VERIFY ROUGH OPN'GS. W/ DETAILS & MFR. REQMTS PRIOR TO ORDER & FRM'G.
2. ALL GLAZ'G SHALL BE DUAL PANE W/ A U FACTOR & SHGC PER THE ENERGY COMPLIANCE DOCUMENTS
3. PROVIDE TEMPERED GLZG., AS SHOWN AND PER ALL CODE REQMTS.
4. ALL DETAILS SHOWN ARE TYP. U.O.N.
5. ALL MULLIONS SHALL BE SPACED EQ. & SYMM. U.O.N.
6. PROVIDE MFR'S. STD. INSECT SCREENS @ ALL OPERABLE SASH. TYP.
7. THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON WINDOWS & DOORS UNTIL FINAL INSPECTION
8. WINDOWS: ANDERSEN 100 SERIES SQ. EDGE FIBEREX SASH. COLORS: EXTERIOR - BLACK, INTERIOR - WHITE



1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL SCHEDULE

MARK	TYPE	ASSEMBLY	DETAIL
A	TYP. EXT. WALL	7/8" EXT. PLASTER ASSEMBLY O/ 1/2" PLYWD. SHT'G., 2X6 STUDS @ 16" O.C. W/R-19 BATT INSUL, 1/2"" GYP. BD.	X / A-8.1
B	TYP. INT. WALL	1/2" GYP. BD., 2X4 STUDS @ 16" O.C. W/ 3.5" SOUND BATT INSUL, 1/2" GYP. BD.	X / A-9.1
C	TYP. PARTY WALL	(2) LAYERS 5/8" TYPE X GYP. BD., 2X4 STUDS @ 16" O.C. W/ 3.5" SOUND BATT INSUL., 1" AIR SPACE, 2X4 STUDS @ 16" O.C. W/ 3.5" SOUND BATT INSUL., (2) LAYERS 5/8" TYPE X GYP. BD. GA WP-3820: 2 HOUR RATED SOUND TEST GA-NGC-3056: STC 58	X / A-9.1
D	FLAT INT. WALL	1/2" GYP. BD., 2X4 STUDS FLAT @ 16" O.C., 1/2" GYP. BD.	X / A-9.1

COMMON PARTY WALL NOTES

1. The fire resistance-rated common walls shall not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall per CRC R302.2.
2. Electrical installations in the fire resistance rated common wall shall be installed in accordance with the California Electrical Code. Penetrations of the membrance of common walls for electrical outlet boxes shall be in accordance to section R302.4

INTERIOR FINISH SCHEDULE

MARK	FLOOR / BASE	MARK	MARK	WALLS / WAINSCOT	MARK	CEILING
1	VINYL PLANK / WOOD PAINTED	1		GYP. BD. PAINTED FLAT / NONE	1	GYP. BD. PAINTED, FLAT FINISH
2		2		W.R. GYP. BD., PAINT'D SATIN FINISH / NONE	2	GYP. BD. PAINTED, SATIN FINISH
3		3			3	
4		4			4	

FINISH NOTES

1. All minor ancillary spaces, such as closets, shall receive the same finish as the adjacent major space U.O.N.
2. All colors & materials shall be as selected by the owner, U.O.N.
3. All painted finishes: (1) prime coat & (2) finish coats, latex based paints
4. Sealant color shall match adjacent surface colors, U.O.N.

PLAN NOTES

5.1 42" HGT. METAL GUARDRAIL WITH ALL GAPS < 4", SEE DTLS. 16 & 17/A-7.1
5.2 METAL HANDRAIL @ +36" HGT. SEE 12 /A-7.1
5.3 DECORATIVE METAL FAUX BALCONY – SEE ELEVATIONS

6.1 STAIR: 16 R @ 7.75" MAX., 15 T @ 10" MIN., 36" CLR. WIDTH MIN., 80" MIN CLR. HEADROOM, SEE TYP. STAIR PLANS SHEET A-7.1
6.2 SHELF & CLOSET POLE, PRE-MFR CLOSET MAID WIRE SHELVING SYSTEM
6.3 RAISED FLOOR AT BAY WINDOW – SEE SECTION
6.4 2X4 FLAT FURRING WALL
6.5 PONY WALL BELOW, 2X4 STUDS @ 16" O.C.
6.6 LINEN CABINET – SEE 5/A-5.1
6.7 ENTRY CABINET – SEE 7/A-5.1

11.1 COMBO. WASHER/ELEC. CONDENSING DRYER W/ WALL CABINET ABOVE – SEE 10/A-5.1

15.1 ELEC. HEAT PUMP WATER HEATER PER ENERGY COMPLIANCE DOCUMENTS , PROVIDE GSM DRAIN PAN & WASTE LINE PER CPC – S.P.D.
15.2 ELEC. SPLIT SYSTEM HEAT PUMP WALL MOUNTED FAN COIL - S.M.D. W/ GSM DRAIN PAN & WASTE LINES – S.P.D.
15.3 ELEC. SPLIT SYSTEM HEAT PUMP CONDENSER - S.M.D.
15.4 RECESSED CENTER DRAIN WASHING MACHINE OUTLET BOX WITH CW & HW SUPPLY VALVES.
15.5 RECESSED ICEMAKER WATER SUPPLY W/ VALVE.

16.1 (N) ELEC. SUB PANEL – SEE ELEC. DRWGS.

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LICENSED ARCHITECT KEITH RIVERA No. C 17499 REN. 1-31-23 STATE OF CALIFORNIA

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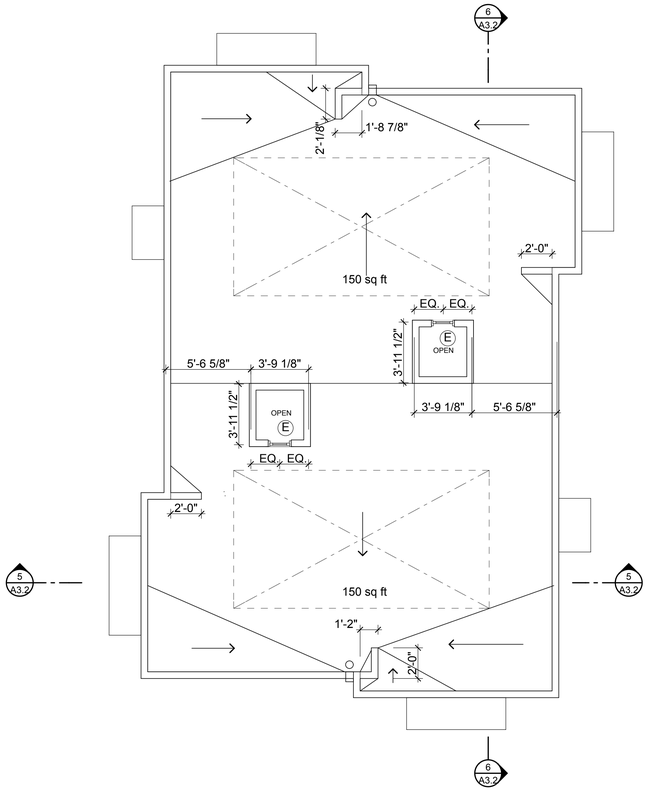
BLDG. 2 FLOOR PLANS, ROOF PLAN, SCHEDULES

Scale:
1/4" = 1'-0"

A-2.2



3 Story
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

5.1 METAL AWNING BELOW – SEE 15 /A-8.3

6.1 PARAPET WALL – SEE EXT. ELEVATIONS
6.2 CRICKET SLOPE TO DRAIN AS SHOWN S.S.D FOR FRAMING

7.1 SINGLE PLY PVC ROOFING SYSTEM, CLASS A, DURO-LAST 50 MIL THK. MEMBRANE, UL R10128, MFR'S. STANDARD COOL WHITE COLOR, - SEE 1/A-8.4 SLOPE MIN. 2% TO DRAIN
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16.1 LINE OF PV / SWH PANEL SOLAR ZONE PER – SEE SOLAR PV DRWEGS., MAX. WEIGHT: 4 LBS/ SQ. FT.
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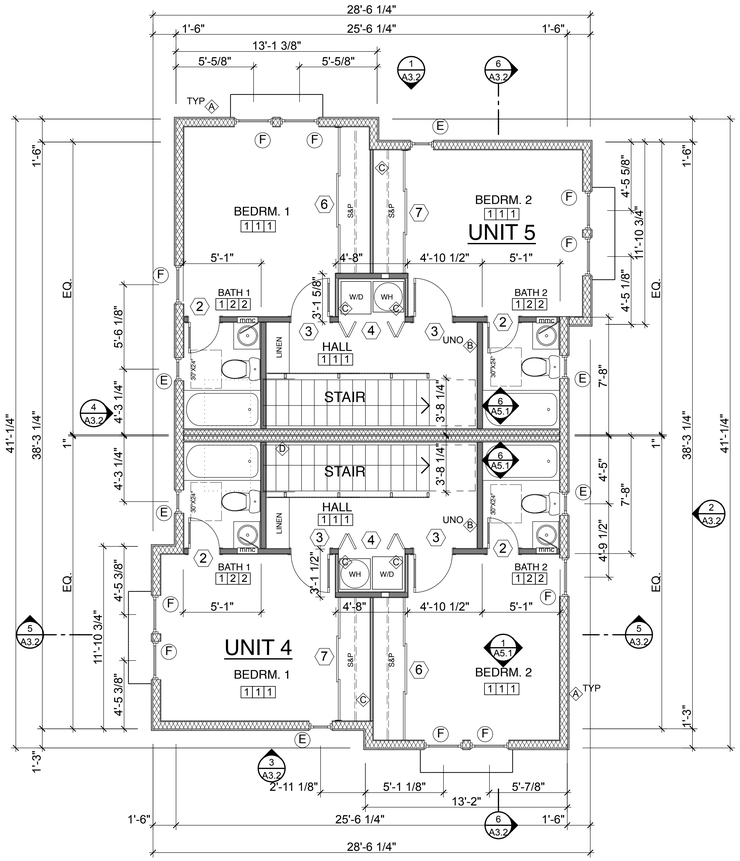

2 Story
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

DOOR	TYPE	SIZE	THK	MATRL	FRAME	FINISH	GLZ'G.	RATING	HEAD	JAMB	SILL	REMARKS
1	A	3'-0" X 7'-0"	1 3/4"	FG	FG	PAINT	T.P.	---------	15/A8.2	14/A8.2	13/A8.2	
2	B	2'-0" X 7'-0"	1 3/8"	SC	WD	PAINT	---------	---------	5/A9.1	5/A9.1	---------	
3	B	2'-6" X 7'-0"	1 3/8"	SC	WD	PAINT	---------	---------	5/A9.1	5/A9.1	---------	
4	C	4'-4" X 6'-8"	1 3/8"	SC	WD	PAINT	---------	---------	5/A9.1	5/A9.1	---------	LOUVERED BI-FOLDS
5	B	2'-0" X 7'-0"	1 3/4"	FG	FG	PAINT	---------	---------	15/A8.2	14/A8.2	13/A8.2	
6	D	9'-6" X 8'-0"	3/4"	AL	AL	MFR.	MIR	---------				(3) PANEL BI-PASS
7	D	8'-0" X 8'-0"	3/4"	AL	AL	MFR.	MIR	---------				(3) PANEL BI-PASS
8	E	6'-0" X 8'-0"	3/4"	AL	AL	MFR.	MIR	---------				(2) PANEL BI-PASS

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FG - FIBERGLASS CLAD
HM- HOLLOW METAL
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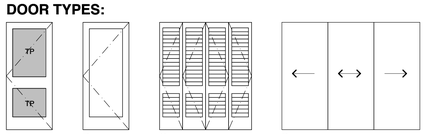
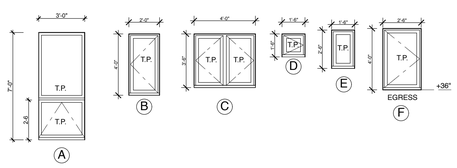


WINDOW TYPES:



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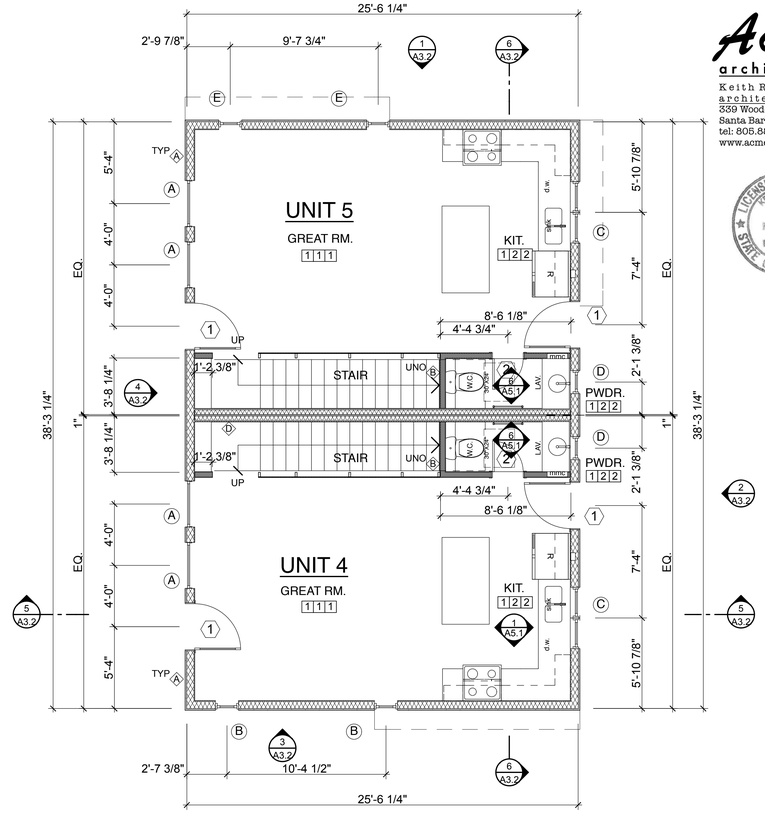

1 Story
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WALL SCHEDULE

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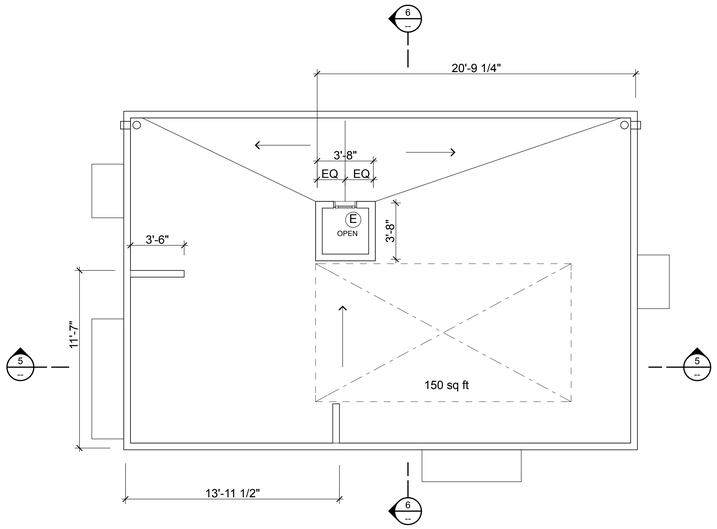

2 ROOF PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

DOOR	TYPE	SIZE	THK	MATRL	FRAME	FINISH	GLZ'G.	RATING	HEAD	JAMB	SILL	REMARKS
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5	B	2'-0" X 7'-0"	1 3/4"	FG	FG	PAINT	--------	--------	15/A8.2	14/A8.2	13/A8.2	
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- MIR - SAFETY BACKED MIRRORED

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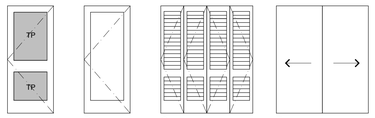
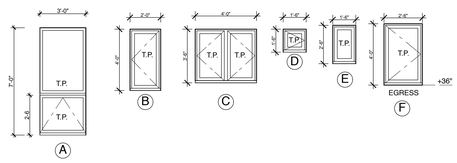
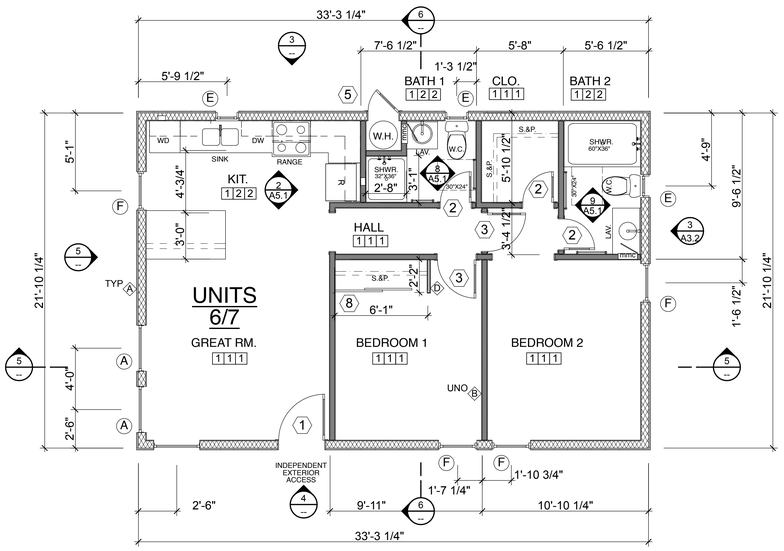


WINDOW TYPES:



WINDOW NOTES

1. ALL SIZES ARE NOMINAL. VERIFY ROUGH OPN'GS. W/ DETAILS & MFR. REQMTS PRIOR TO ORDER & FRM'G.
2. ALL GLAZ'G SHALL BE DUAL PANE W/ A U FACTOR & SHGC PER THE ENERGY COMPLIANCE DOCUMENTS
3. PROVIDE TEMPERED GLZ'G. AS SHOWN AND PER ALL CODE REQMTS.
4. ALL DETAILS SHOWN ARE TYP. U.O.N.
5. ALL MULLIONS SHALL BE SPACED EQ. & SYMM. U.O.N.
6. PROVIDE MFR'S. STD. INSECT SCREENS @ ALL OPERABLE SASH, TYP.
7. THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON WINDOWS & DOORS UNTIL FINAL INSPECTION
8. WINDOWS: ANDERSEN 100 SERIES SQ. EDGE FIBEREX SASH. COLORS: EXTERIOR - BLACK, INTERIOR - WHITE



1 FLOOR PLAN UNITS 6,7 (Accessory Dwelling Unit)
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

5.1 METAL AWNING BELOW – SEE 15 /A-8.3

6.1 PARAPET WALL – SEE EXT. ELEVATIONS
6.2 CRICKET SLOPE TO DRAIN AS SHOWN S.S.D FOR FRAMING

7.1 SINGLE PLY PVC ROOFING SYSTEM, CLASS A, DURO-LAST 50 MIL THK. MEMBRANE, UL R10128, MFR'S. STANDARD COOL WHITE COLOR, - SEE 1/A-8.4 SLOPE MIN. 2% TO DRAIN
7.2 FORMED GSM COPING, PAINTED – SEE 4-8 /A-8.4
7.3 PRE-MFR. ROOF DRAIN. SEE DTL. X/A-8.4, S.P.D. FOR PIPING
7.4 DURO LAST TWO WAY VENT PER ROOFING MFR'S REQMTS., – SEE 2/A-8.4
7.5 THROUGH WALL GSM OVERFLOW SCUPPER, 2" ABOVE ROOF DRAIN ELEVATION, PAINTED – SEE 9/A-8.4 SIM.

16.1 LINE OF PV / SWH PANEL SOLAR ZONE PER – SEE SOLAR PV DRWEGS., MAX. WEIGHT: 4 LBS/ SQ. FT.
16.2 LINE OF CONDUIT / PIPING ROUTING FROM SOLAR ZONE
16.3 LOCATION AT 1ST FLOOR OF FUTURE PV INVERTERS & METERING EQUIP.

WALL SCHEDULE

MARK	TYPE	ASSEMBLY	DETAIL
A	TYP. EXT. WALL	7/8" EXT. PLASTER ASSEMBLY O/ 1/2" PLYWD. SHT'G., 2X6 STUDS @ 16" O.C. W/R-19 BATT INSUL, 1/2"" GYP. BD.	X / A-8.1
B	TYP. INT. WALL	1/2" GYP. BD., 2X4 STUDS @ 16" O.C. W/ 3.5" SOUND BATT INSUL, 1/2" GYP. BD.	X / A-9.1
C	TYP. PARTY WALL	(2) LAYERS 5/8" TYPE X GYP. BD., 2X4 STUDS @ 16" O.C. W/ 3.5" SOUND BATT INSUL., 1" AIR SPACE, 2X4 STUDS @ 16" O.C. W/ 3.5" SOUND BATT INSUL., (2) LAYERS 5/8" TYPE X GYP. BD. GA WP-3820; 2 HOUR RATED SOUND TEST GA-NGC-3056: STC 58	X / A-9.1
D	FLAT INT. WALL	1/2" GYP. BD., 2X4 STUDS FLAT @ 16" O.C., 1/2" GYP. BD.	X / A-9.1

COMMON PARTY WALL NOTES
1. The fire resistance-rated common walls shall not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall per CRC R302.2.
2. Electrical installations in the fire resistance rated common wall shall be installed in accordance with the California Electrical Code. Penetrations of the membrance of common walls for electrical outlet boxes shall be in accordance to section R302.4

INTERIOR FINISH SCHEDULE

MARK	FLOOR / BASE	MARK	MARK	WALLS / WAINSCOT	MARK	CEILING
1	VINLY PLANK / WOOD PAINTED	1		GYP. BD. PAINTED FLAT / NONE	1	GYP. BD. PAINTED, FLAT FINISH
2		2		W.R. GYP. BD., PAINT'D SATIN FINISH / NONE	2	GYP. BD. PAINTED, SATIN FINISH
3		3			3	
4		4			4	

FINISH NOTES
1. All minor ancillary spaces, such as closets, shall receive the same finish as the adjacent major space U.O.N.
2. All colors & materials shall be as selected by the owner, U.O.N.
3. All painted finishes: (1) prime coat & (2) finish coats, latex based paints
4. Sealant color shall match adjacent surface colors, U.O.N.

PLAN NOTES

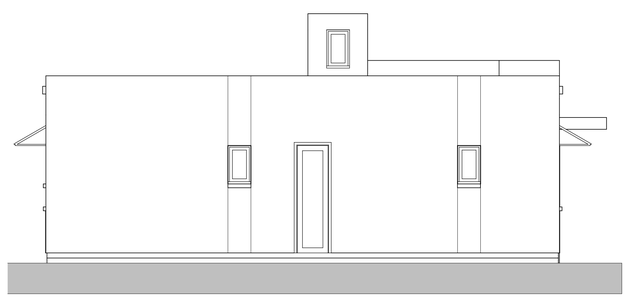
5.1 42" HGT. METAL GUARDRAIL WITH ALL GAPS < 4", SEE DTLS. 16 & 17/A-7.1
5.2 METAL HANDRAIL @ +36" HGT. SEE 12 /A-7.1
5.3 DECORATIVE METAL FAUX BALCONY – SEE ELEVATIONS

6.1 STAIR: 16 R @ 7.75" MAX., 15 T @ 10" MIN., 36" CLR. WIDTH MIN., 80" MIN CLR. HEADROOM, SEE TYP. STAIR PLANS SHEET A-7.1
6.2 SHELF & CLOSET POLE, PRE-MFR CLOSET MAID WIRE SHELVING SYSTEM
6.3 RAISED FLOOR AT BAY WINDOW – SEE SECTION
6.4 2X4 FLAT FURRING WALL
6.5 PONY WALL BELOW, 2X4 STUDS @ 16" O.C.
6.6 LINEN CABINET – SEE 5/A-5.1
6.7 ENTRY CABINET – SEE 7/A-5.1

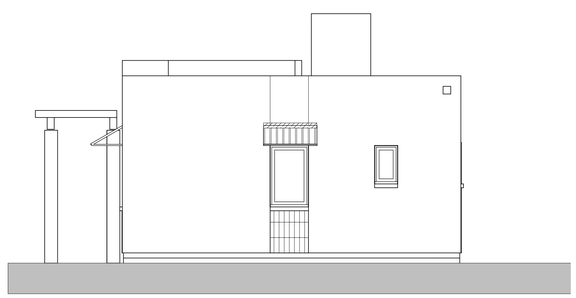
11.1 COMBO. WASHER/ELEC. CONDENSING DRYER W/ WALL CABINET ABOVE – SEE 10/A-5.1

15.1 ELEC. HEAT PUMP WATER HEATER PER ENERGY COMPLIANCE DOCUMENTS , PROVIDE GSM DRAIN PAN & WASTE LINE PER CPC – S.P.D.
15.2 ELEC. SPLIT SYSTEM HEAT PUMP WALL MOUNTED FAN COIL - S.M.D. W/ GSM DRAIN PAN & WASTE LINES – S.P.D.
15.3 ELEC. SPLIT SYSTEM HEAT PUMP CONDENSER - S.M.D.
15.4 RECESSED CENTER DRAIN WASHING MACHINE OUTLET BOX WITH CW & HW SUPPLY VALVES.
15.5 RECESSED ICEMAKER WATER SUPPLY W/ VALVE.

16.1 (N) ELEC. SUB PANEL – SEE ELEC. DRWGS.



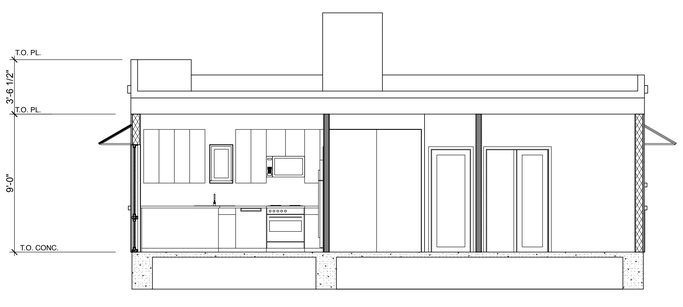
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



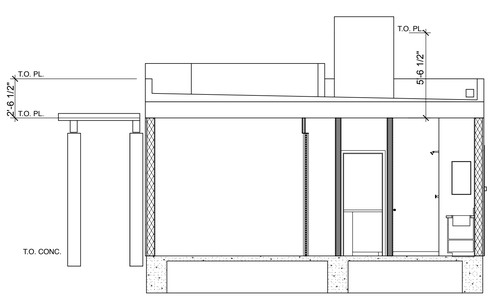
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

6 WEST ELEVATION
SCALE: 1/4" = 1'-0"



7 EAST / WEST SECTION
SCALE: 1/4" = 1'-0"



8 NORTH / SOUTH SECTION
SCALE: 1/4" = 1'-0"

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RESIDENTIAL DEVELOPMENT
rental townhomes/adus
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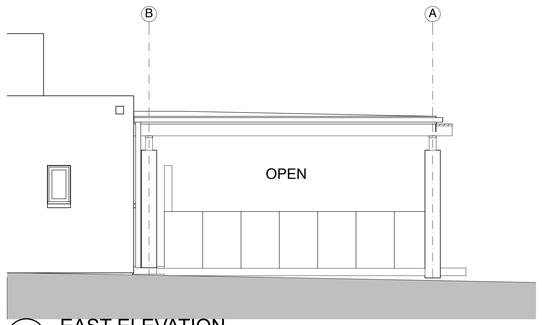
Santa Barbara, CA

project N

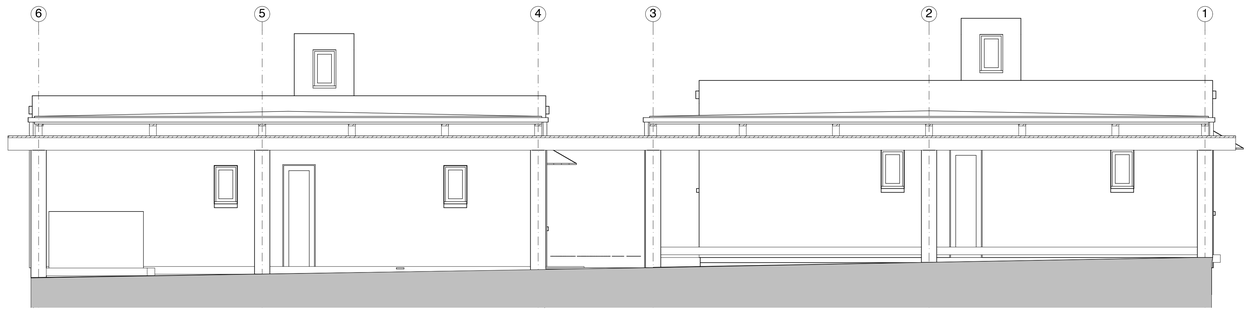
Drawing:
BLDGS. 4 & 5 FLOOR PLANS, ROOF PLAN, SCHEDULES

Scale:
1/4" = 1'-0"

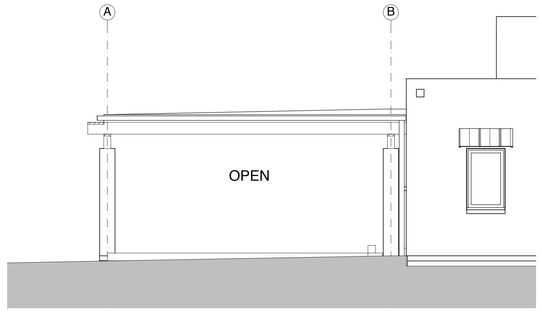
A-2.4



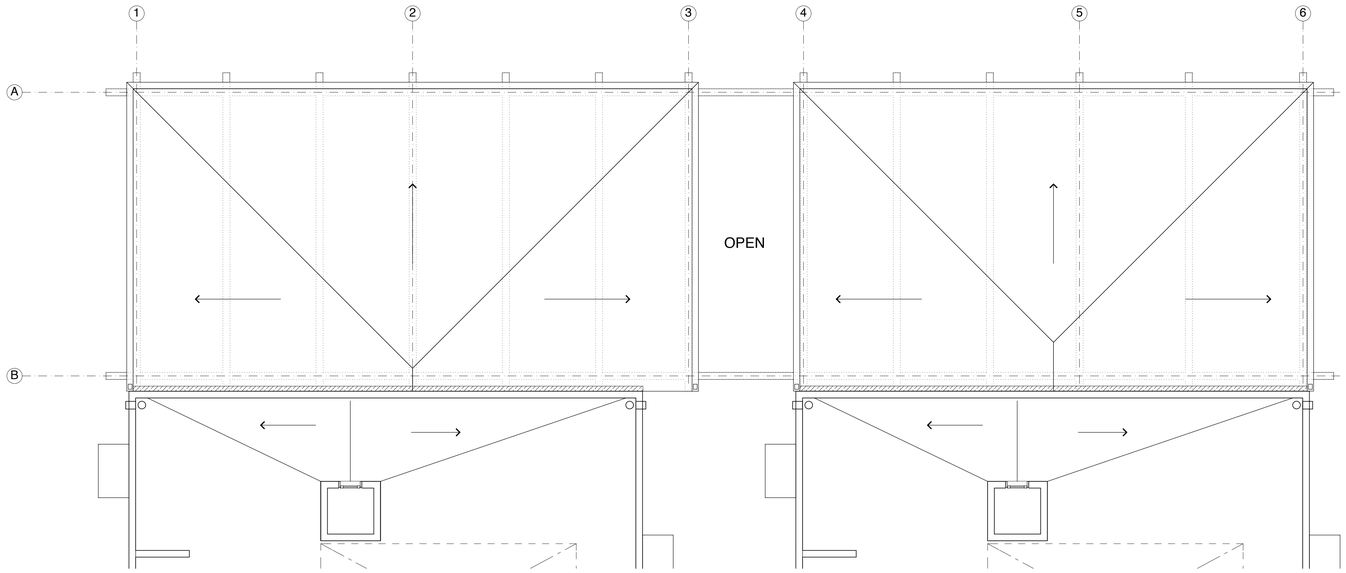
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



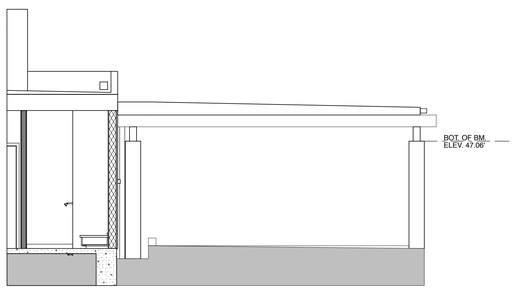
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



5 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



6 NORTH / SOUTH SECTION
SCALE: 1/4" = 1'-0"

CARPORT NOTES

2.1 PAVING / F.G. AS OCCURS, SEE CIVIL DRWGS.

3.1 C.I.P. CONC. COLUMN, S.S.D. INTEGRAL COLOR, LIGHT SAND BLAST FINISH
3.2 CONC. CURB – S.C.D.

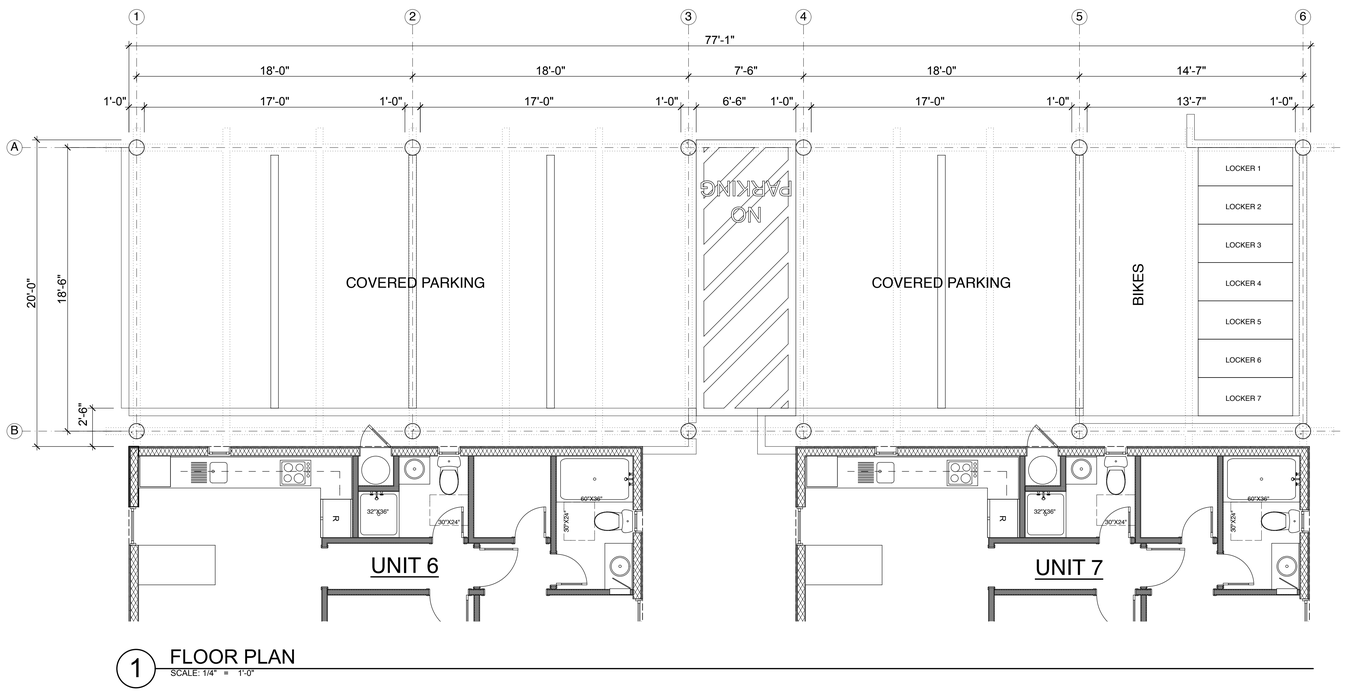
6.1 ROOF FRAMING. S.S.D.
6.2 PTDF BEAMS. S.S.D., W/ PAINTED FINISH
6.3 LINE BEAM ABOVE

7.1 SINGLE PLY PVC ROOFING SYSTEM, CLASS A, DURO-LAST 50 MIL THK. MEMBRANE, UL R10128, MFR'S. STANDARD COOL WHITE COLOR, SLOPE MIN. 2% TO DRAIN
7.2 ROOF TO WALL EXPANSION JOINT, SEE DETAIL X/A8.1
7.3 26 GA. GASM CAP FLASHING, PAINTED FINISH
7.4 24 GA. GSM GUTTER. PAINTED FINISH
7.5 24 GA. GSM DOWNSPOUT. PAINTED FINISH

9.1 7/8" EXT. PLASTER W/ PAINTED FINISH
9.2 WHITE PAINTED PAVING MARKINGS

10.1 BIKE LOCKER, AMERICAN BICYCLE SECURITY CO. BIKE SHELL MODEL351,GRAY. 49" HGT. & THUS NOT FLOOR AREA

16.1 EV CHARGER STATION – S.E.D.



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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rental townhomes/adus
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project N

Drawing:
CARPORT FLOOR PLAN, ROOF PLAN ELEVATIONS
Scale:
1/4" = 1'-0"

A-2.5

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Aerial View From the South

View From Ocean View Ave. - Looking South

View From the Opposite Corner - Looking East

View From Old Coast Hwy. Looking West

View From Old Coast Highway - Looking East

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Drawing:
PROJECT VISUALIZATION

Scale:
As Shown

A-3.0

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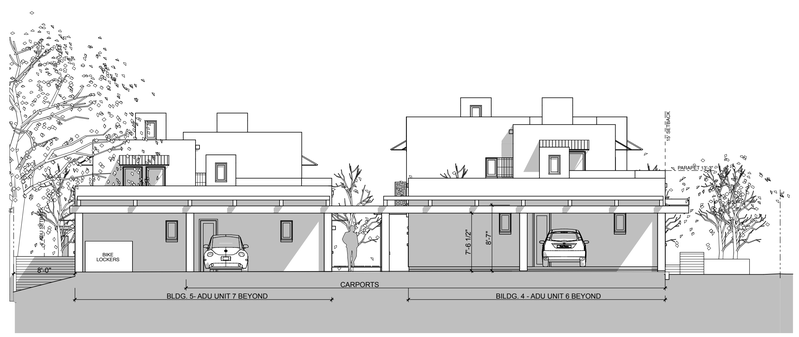
1 WEST ELEVATION - Along Ocean View Ave.
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION - Along Old Coast Hwy.
SCALE: 1/8" = 1'-0"

4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

3.1 C.I.P. CONCRETE COLUMNS, INTEGRAL COLOR: DAVIS COLORS, PEWTER

3.1 (E) SANDSTONE WALL TO REMAIN

5.1 PERFORATED METAL DECORATIVE BALCONY, PAINTED FINISH: BLACK

6.1 WOOD BEAMS, STAINED FINISH: BLACK
6.2 WOOD FENCING, STAINED FINISH: SADDLE BROWN

7.1 METAL STANDING SEAM AWNING, FACTORY FINISH: GREEN,
STEEL FRAME, PAINTED FINISH: BLACK

8.1 FIBERGLASS DOOR/WINDOW SASH, FACTORY FINISH: BLACK. GLAZING: CLEAR

9.1 7/8" EXT. PLASTER SYSTEM - SMOOTH TEXTURE, PAINTED FINISH: WHITE
9.2 DECORATIVE CERAMIC TILE: YELLOW, RED, BLUE,GREEN

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rental townhomes/adus
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Santa Barbara, CA

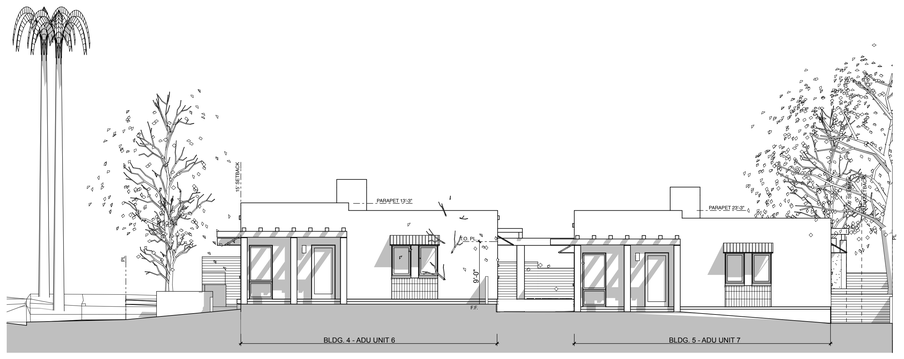
project N

Drawing:
EXTERIOR ELEVATIONS

Scale:
As Shown

A-3.0.1

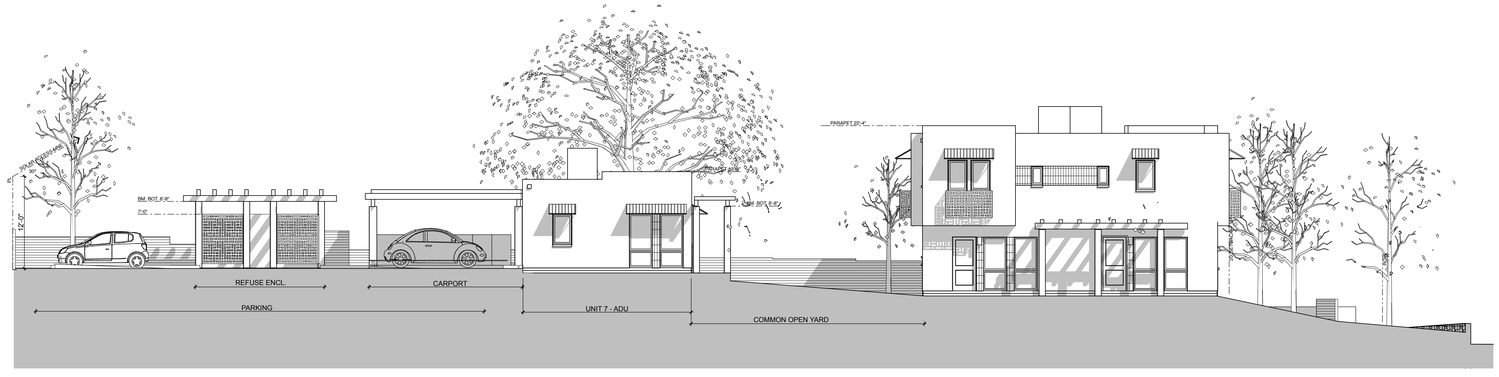
1 NORTH ELEVATION - Within Site
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - ADU'S Within Site
SCALE: 1/8" = 1'-0"

4 NORTH ELEVATION / SECTION - Within Site
SCALE: 1/8" = 1'-0"

3 SOUTH ELEVATION / SECTION - Within SIte
SCALE: 1/8" = 1'-0"



5 WEST ELEVATION - Wthin Site
SCALE: 1/8" = 1'-0"

6 EAST ELEVATION - WIthin Site
SCALE: 1/8" = 1'-0"

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project
N

Drawing:
EXTERIOR ELEVATIONS (Within Site)

Scale:
As Shown

A-3.0.2

ELEVATION NOTES

3.1 CONCRETE FOUNDATION, PAINTED SEE DTL. 1 / A-8.1
3.2 SITE PERGOLA C.I.P. CONC. COL., SEE SHEET A-1.2

5.1 DÉCOR. PERFORATED METAL BALCONY, PAINTED FINISH SEE DTLS. X / A-8.4
5.2 PREFORMED METAL ROOFING AWNING, W/ FACTORY FINISH, SEE DTLS. X/ A-8.4
5.3 STEEL AWING FRAME W/ PAINTED FINISH, SEE DTLS. X / A-8.4

6.1 WOOD SITE PERGOLA, SEE SHEET A-1.2

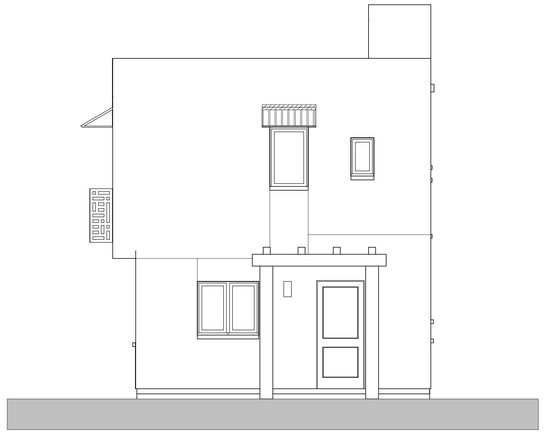
7.1 G.S.M. COPING – PAINTED FINISH, SEE DTLS. X / A-8.3
7.2 G.S.M. OVERFLOW SCUPPER - PAINTED FINISH, SEE DTL. X/ A-8.3
7.3 G.S.M. FLASHING – PAINTED FINISH, SEE DTL. X/ A-8.3

8.1 FIBERGLASS WINDOW W/ FACTORY FINISH & CLEAR DUAL GLAZING PER THE ENERGY COMPLIANCE FORMS
8.2 FIBERGLASS DOOR W/ PAINTED FINISH & CLEAR DUAL GLAZING PER THE ENERGY COMPLIANCE FORMS

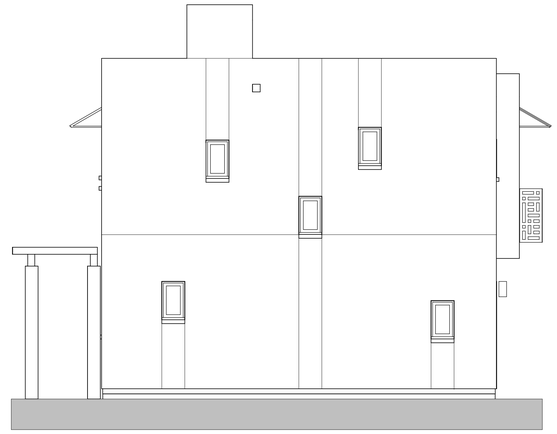
9.1 7/8" EXT. PLASTER ASSEMBLY. LIGHT SAND FINISH W/PAINTED FINISH SEE DTL. 2 / A-8.1
9.2 EXT. PLASTER WINDOW SILL TRIM, SEE DTL. X/A-8.1
9.3 CERAMIC TILE CLADDING, SEE DTL. X/A-8.1
9.4 PRE-MFR. PLASTER REVEAL W/ PAINTED FINISH
9.5 PRE-MFR. PLASTER CONTROL JOINT W/ PAINTED FINISH
9.6 PRE-MFR. CORNER TRIM W/ PAINTED FINISH

10.1 5" HGT. METAL ADDRESS NUMBERS: BLINK MFR'G. 'CONTEMPORARY' FONT, BLACK SSTL.

16.1 (N) ELEC. SERVICE / METER – PAINTED FINISH



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SECTION NOTES

3.1 (N) CONCRETE SLAB ON GRADE - SEE STRUCTURAL DRAWINGS
3.2 (N) CONCRETE FOUNDATION - SEE STRUCTURAL DRAWINGS

5.1 DÉCOR. PERFORATED METAL BALCONY, PAINTED FINISH SEE DTLS. X / A-8.4
5.2 PREFORMED METAL ROOFING AWNING W/ STEEL FRAME, SEE DTL. X/A8.4

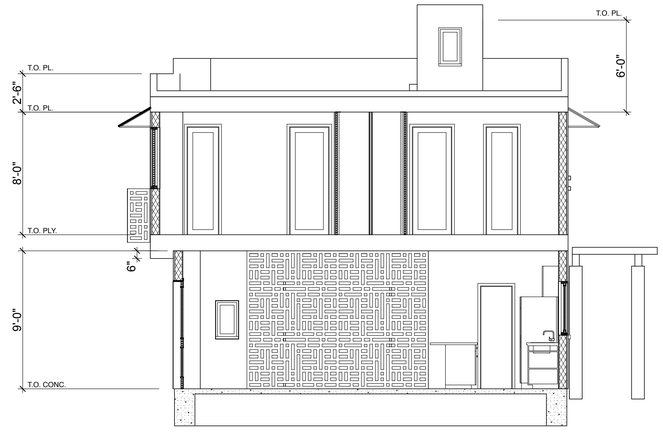
6.1 ROOF FRAMING – SEE STRUCTURAL DRAWINGS
6.2 WALL FRAMING – SEE STRUCTURAL DRAWINGS
6.3 FLOOR FRAMING – SEE STRUCTURAL DRAWINGS
6.4 WOOD PERGOLA – SEE A-1.2
6.5 SOFFIT SEE RCP, & DTLS. 3.7 /A-8.1

7.1 SINGLE PLY PVC LOW SLOPE ROOFING SYSTEM, CLASS A
7.2 R-30 SPRAY FOAM INSULATION
7.3 R-19 BATT WALL INSULATION
7.4 R-19 BATT FLOOR INSULATION
7.5 GSM COPING – SEE DTLS. 4,8 /A-8.4

8.1 FIBERGLASS WINDOW SYSTEM – SEE ELEVS.
8.2 FIBERGLASS DOOR - SEE ELEVS.

9.1 5/8" GYP. BD. CEILING FINISH – SEE FINISH SCHEDULE
9.2 GYP. BD. WALL FINISH – SEE WALL TYPES, DTL. 7 / A-9.1
9.3 (N) 2 HR. RATED WALL ASSEMBLY, MIN. STC 45 SEE WALL TYPE 'C', WALL TYPE SCHEDULE, DTL. 1 / A-9.1
9.4 TILE O/ MORTAR BED O/ W.P.'G. SYSTEM, SEE DTLS. 7,8 /A-8.5

6 NORTH / SOUTH SETION
SCALE: 1/4" = 1'-0"



5 EAST / WEST SECTION
SCALE: 1/4" = 1'-0"

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Drawing:
BLDG. 1 ELEVATIONS, BUILDING SECTIONS
Scale:
1/4" = 1'-0"

A-3.1

ELEVATION NOTES

3.1 CONCRETE FOUNDATION, PAINTED SEE DTL. 1 / A-8.1
3.2 SITE PERGOLA C.I.P. CONC. COL., SEE SHEET A-1.2

5.1 DÉCOR. PERFORATED METAL BALCONY, PAINTED FINISH SEE DTLS. X / A-8.4
5.2 PREFORMED METAL ROOFING AWNING, W/ FACTORY FINISH, SEE DTLS. X/ A-8.4
5.3 STEEL AWING FRAME W/ PAINTED FINISH, SEE DTLS. X / A-8.4

6.1 WOOD SITE PERGOLA, SEE SHEET A-1.2

7.1 G.S.M. COPING – PAINTED FINISH, SEE DTLS. X / A-8.3
7.2 G.S.M. OVERFLOW SCUPPER - PAINTED FINISH, SEE DTL. X/ A-8.3
7.3 G.S.M. FLASHING – PAINTED FINISH, SEE DTL. X/ A-8.3

8.1 FIBERGLASS WINDOW W/ FACTORY FINISH & CLEAR DUAL GLAZING PER THE ENERGY COMPLIANCE FORMS
8.2 FIBERGLASS DOOR W/ PAINTED FINISH & CLEAR DUAL GLAZING PER THE ENERGY COMPLIANCE FORMS

9.1 7/8" EXT. PLASTER ASSEMBLY, LIGHT SAND FINISH W/PAINTED FINISH SEE DTL. 2 / A-8.1
9.2 EXT. PLASTER WINDOW SILL TRIM, SEE DTL. X/A-8.1
9.3 CERAMIC TILE CLADDING, SEE DTL. X/A-8.1
9.4 PRE-MFR. PLASTER REVEAL W/ PAINTED FINISH
9.5 PRE-MFR. PLASTER CONTROL JOINT W/ PAINTED FINISH
9.6 PRE-MFR. CORNER TRIM W/ PAINTED FINISH

10.1 5" HGT. METAL ADDRESS NUMBERS: BLINK MFR'G. 'CONTEMPORARY' FONT, BLACK SSTL.

16.1 (N) ELEC. SERVICE / METER – PAINTED FINISH

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SECTION NOTES

3.1 (N) CONCRETE SLAB ON GRADE - SEE STRUCTURAL DRAWINGS
3.2 (N) CONCRETE FOUNDATION - SEE STRUCTURAL DRAWINGS

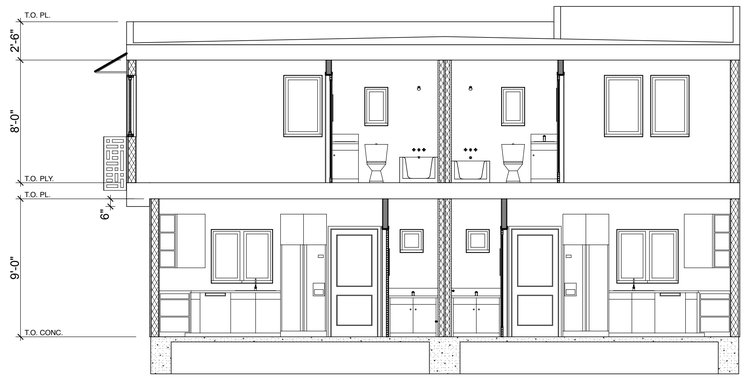
5.1 DÉCOR. PERFORATED METAL BALCONY, PAINTED FINISH SEE DTLS. X / A-8.4
5.2 PREFORMED METAL ROOFING AWNING W/ STEEL FRAME, SEE DTL. X/A8.4

6.1 ROOF FRAMING – SEE STRUCTURAL DRAWINGS
6.2 WALL FRAMING – SEE STRUCTURAL DRAWINGS
6.3 FLOOR FRAMING – SEE STRUCTURAL DRAWINGS
6.4 WOOD PERGOLA – SEE A-1.2
6.5 SOFFIT SEE RCP, & DTLS. 3.7 /A-8.1

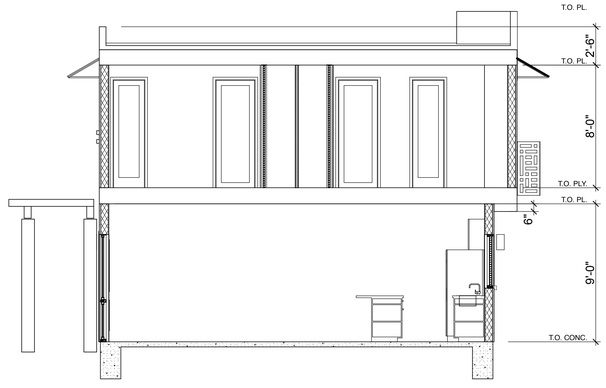
7.1 SINGLE PLY PVC LOW SLOPE ROOFING SYSTEM, CLASS A
7.2 R-30 SPRAY FOAM INSULATION
7.3 R-19 BATT WALL INSULATION
7.4 R-19 BATT FLOOR INSULATION
7.5 GSM COPING – SEE DTLS. 4,8 /A-8.4

8.1 FIBERGLASS WINDOW SYSTEM – SEE ELEVS.
8.2 FIBERGLASS DOOR - SEE ELEVS.

9.1 5/8" GYP. BD. CEILING FINISH – SEE FINISH SCHEDULE
9.2 GYP. BD. WALL FINISH – SEE WALL TYPES, DTL. 7 / A-9.1
9.3 (N) 2 HR. RATED WALL ASSEMBLY, MIN. STC 45 SEE WALL TYPE 'C', WALL TYPE SCHEDULE, DTL. 1 / A-9.1
9.4 TILE O/ MORTAR BED O/ W.P.'G. SYSTEM, SEE DTLS. 7,8 /A-8.5



6 NORTH / SOUTH SECTION
SCALE: 1/4" = 1'-0"



5 EAST / WEST SECTION
SCALE: 1/4" = 1'-0"

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Issue:
2022.06.01 ISSUE FOR REVIEW

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Santa Barbara, CA

project N

Drawing:
BLDG. 2 ELEVATIONS, BUILDING SECTIONS
Scale:
1/4" = 1'-0"

A-3.2

ELEVATION NOTES

3.1 CONCRETE FOUNDATION, PAINTED SEE DTL. 1 / A-8.1
3.2 SITE PERGOLA C.I.P. CONC. COL., SEE SHEET A-1.2

5.1 DÉCOR. PERFORATED METAL BALCONY, PAINTED FINISH SEE DTLS. X / A-8.4
5.2 PREFORMED METAL ROOFING AWNING, W/ FACTORY FINISH, SEE DTLS. X/ A-8.4
5.3 STEEL AWING FRAME W/ PAINTED FINISH, SEE DTLS. X / A-8.4

6.1 WOOD SITE PERGOLA, SEE SHEET A-1.2

7.1 G.S.M. COPING – PAINTED FINISH, SEE DTLS. X / A-8.3
7.2 G.S.M. OVERFLOW SCUPPER - PAINTED FINISH, SEE DTL. X/ A-8.3
7.3 G.S.M. FLASHING – PAINTED FINISH, SEE DTL. X/ A-8.3

8.1 FIBERGLASS WINDOW W/ FACTORY FINISH & CLEAR DUAL GLAZING PER THE ENERGY COMPLIANCE FORMS
8.2 FIBERGLASS DOOR W/ PAINTED FINISH & CLEAR DUAL GLAZING PER THE ENERGY COMPLIANCE FORMS

9.1 7/8" EXT. PLASTER ASSEMBLY, LIGHT SAND FINISH W/PAINTED FINISH SEE DTL. 2 / A-8.1
9.2 EXT. PLASTER WINDOW SILL TRIM, SEE DTL. X/A-8.1
9.3 CERAMIC TILE CLADDING, SEE DTL. X/A-8.1
9.4 PRE-MFR. PLASTER REVEAL W/ PAINTED FINISH
9.5 PRE-MFR. PLASTER CONTROL JOINT W/ PAINTED FINISH
9.6 PRE-MFR. CORNER TRIM W/ PAINTED FINISH

10.1 5" HGT. METAL ADDRESS NUMBERS: BLINK MFR'G. 'CONTEMPORARY' FONT, BLACK SSTL.

16.1 (N) ELEC. SERVICE / METER – PAINTED FINISH

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SECTION NOTES

3.1 (N) CONCRETE SLAB ON GRADE - SEE STRUCTURAL DRAWINGS
3.2 (N) CONCRETE FOUNDATION - SEE STRUCTURAL DRAWINGS

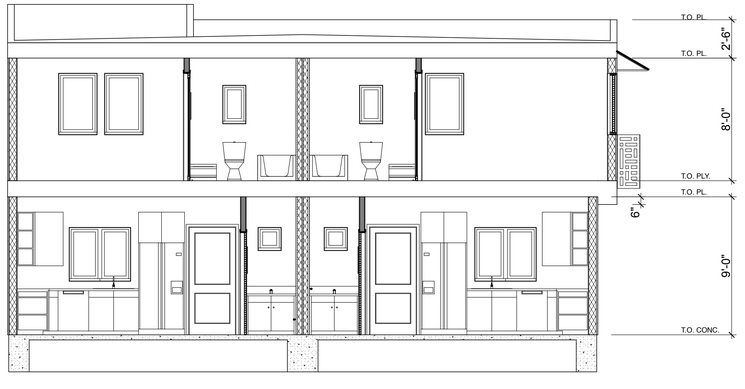
5.1 DÉCOR. PERFORATED METAL BALCONY, PAINTED FINISH SEE DTLS. X / A-8.4
5.2 PREFORMED METAL ROOFING AWNING W/ STEEL FRAME, SEE DTL. X/A8.4

6.1 ROOF FRAMING – SEE STRUCTURAL DRAWINGS
6.2 WALL FRAMING – SEE STRUCTURAL DRAWINGS
6.3 FLOOR FRAMING – SEE STRUCTURAL DRAWINGS
6.4 WOOD PERGOLA – SEE A-1.2
6.5 SOFFIT SEE RCP, & DTLS. 3.7 /A-8.1

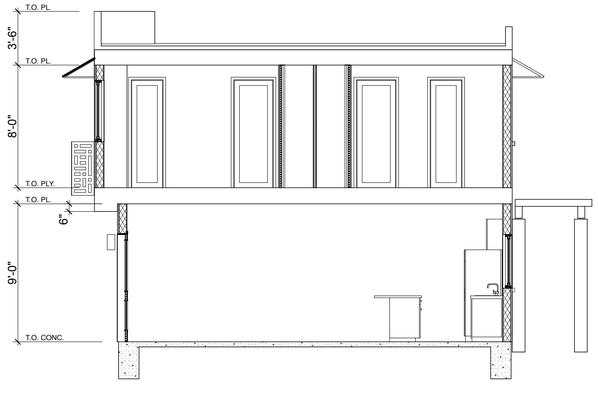
7.1 SINGLE PLY PVC LOW SLOPE ROOFING SYSTEM, CLASS A
7.2 R-30 SPRAY FOAM INSULATION
7.3 R-19 BATT WALL INSULATION
7.4 R-19 BATT FLOOR INSULATION
7.5 GSM COPING – SEE DTLS. 4,8 /A-8.4

8.1 FIBERGLASS WINDOW SYSTEM – SEE ELEVS.
8.2 FIBERGLASS DOOR - SEE ELEVS.

9.1 5/8" GYP. BD. CEILING FINISH – SEE FINISH SCHEDULE
9.2 GYP. BD. WALL FINISH – SEE WALL TYPES, DTL. 7 / A-9.1
9.3 (N) 2 HR. RATED WALL ASSEMBLY, MIN. STC 45 SEE WALL TYPE 'C', WALL TYPE SCHEDULE, DTL. 1 / A-9.1
9.4 TILE O/ MORTAR BED O/ W.P.'G. SYSTEM, SEE DTLS. 7,8 /A-8.5



6 NORTH / SOUTH SECTION
SCALE: 1/4" = 1'-0"



5 EAST / WEST SECTION
SCALE: 1/4" = 1'-0"

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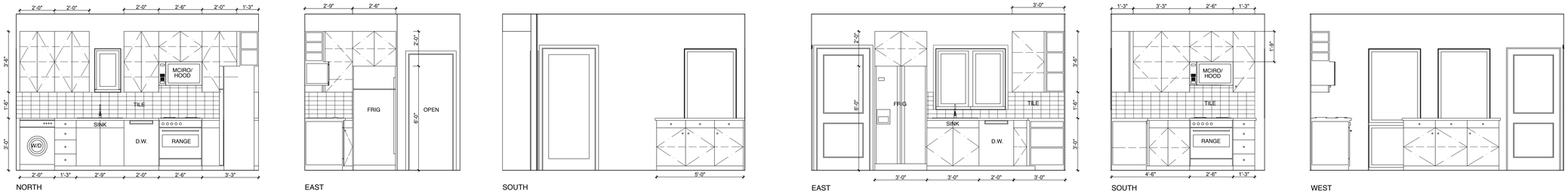
project N

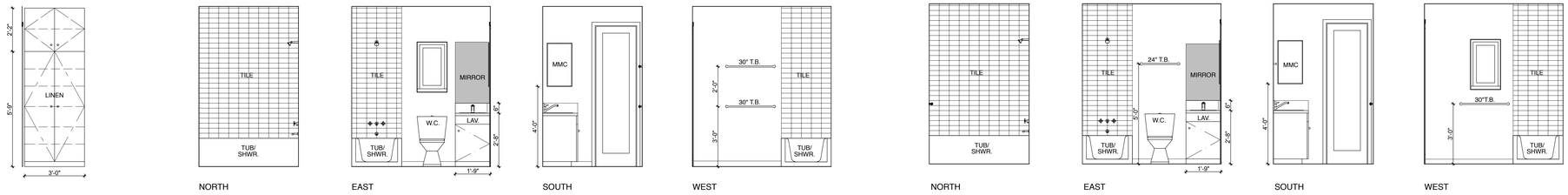
Drawing:
BLDG. 3 ELEVATIONS, BUILDING SECTIONS
Scale:
1/4" = 1'-0"

A-3.3



2 ADU KITCHEN - UNITS 6,7
SCALE: 3/8" = 1'-0"

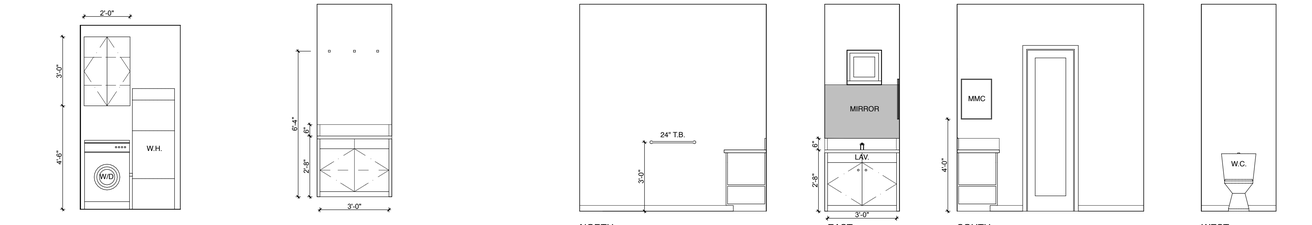
1 TYP. TOWNHOUSE KITCHEN - UNITS 1,2, 4 (UNITS 3,5 SIM. OPP. HAND)
SCALE: 3/8" = 1'-0"



5 TYP. LINEN
SCALE: 3/8" = 1'-0"

4 TYP. BATH 2 - UNITS 1, 2, 4 (UNITS 3, 5 SIM. OPP. HAN)
SCALE: 3/8" = 1'-0"

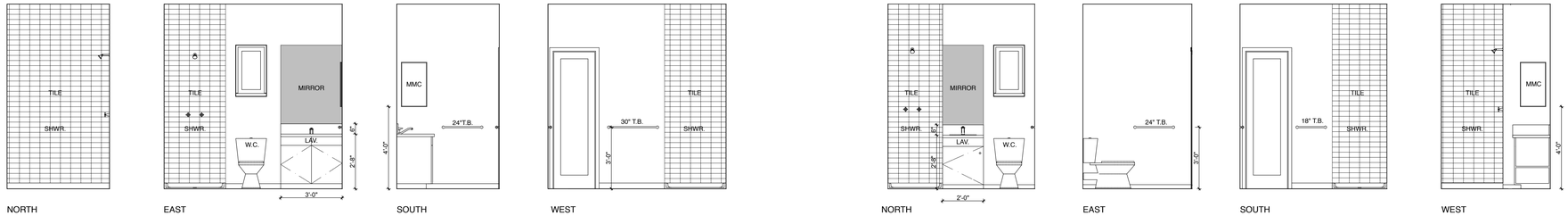
3 TYP. BATH 1 - UNITS 1,2,4 (UNITS 3, 5 SIM. OPP. HAND)
SCALE: 3/8" = 1'-0"



10 LNDRY CLOSET
SCALE: 3/8" = 1'-0"

7 STAIR LWR . LNDG.
SCALE: 3/8" = 1'-0"

6 TYP PWDR. RM. - UNITS 1,2,4 (UNITS 3,5 SIM. OPP HAND)
SCALE: 3/8" = 1'-0"



9 ADU BATH 2 - UNIT 6, 7
SCALE: 3/8" = 1'-0"

8 ADU BATH 1 - UNITS 6,7
SCALE: 3/8" = 1'-0"

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Drawing:
INTERIOR ELEVATIONS

Scale:
3/8" = 1'-0"

A-5.1

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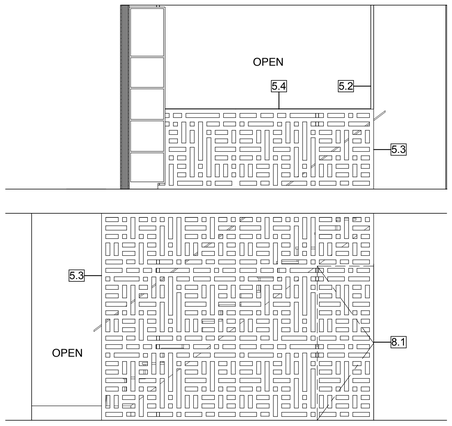
REN. 1-31-23
STATE OF CALIFORNIA

STAIR NOTES

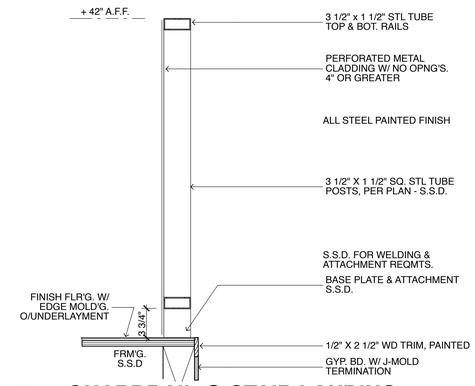
5.1 METAL HANDRAIL @ +36", PAINTED FINISH, SEE DETAIL X THIS SHEET
5.2 METAL GUARDRAIL POST SEE STRUCTURAL DRAWINGS, PAINTED FINISH
5.3 DÉCOR. PERFORATED METAL GUARDRAIL, W/ NO GAPS 4" OR GREATER, PAINTED FINISH
5.4 METAL GUARDRAIL, 42" HGT. W/ NO GAPS 4" OR GREATER SEE DETAIL X THIS SHEET

6.1 WOOD STAIR FRAMING – SEE STRUCTURAL DRAWINGS, PAINTED.
6.2 WOOD LANDING FRAMING – SEE STRUCTURAL DRAWINGS
6.3 STAIR TREADS, SEE DETAIL X THIS SHEET

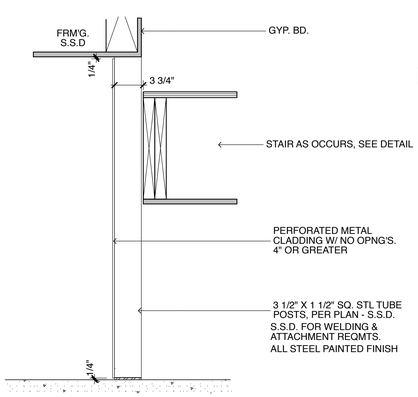
8.1 STORAGE AREA DOOR SEE DETAIL X THIS SHEET



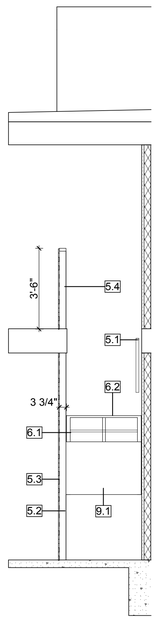
18 STAIR GURADRAIL ELEVATION
SCALE: 3/8" = 1'-0"



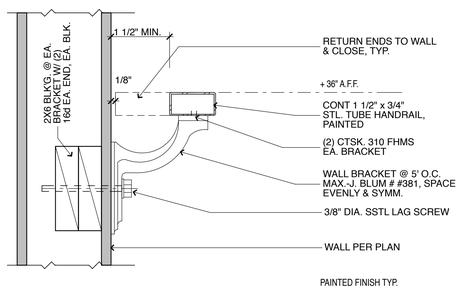
17 GUARDRAIL @ STAIR LANDING
SCALE 1 1/2" : 1 ' - 0 "



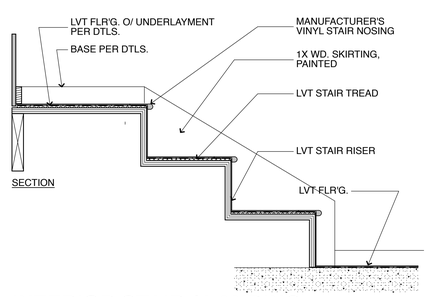
16 GUARDRAIL @ STAIR
SCALE 1 1/2" : 1 ' - 0 "



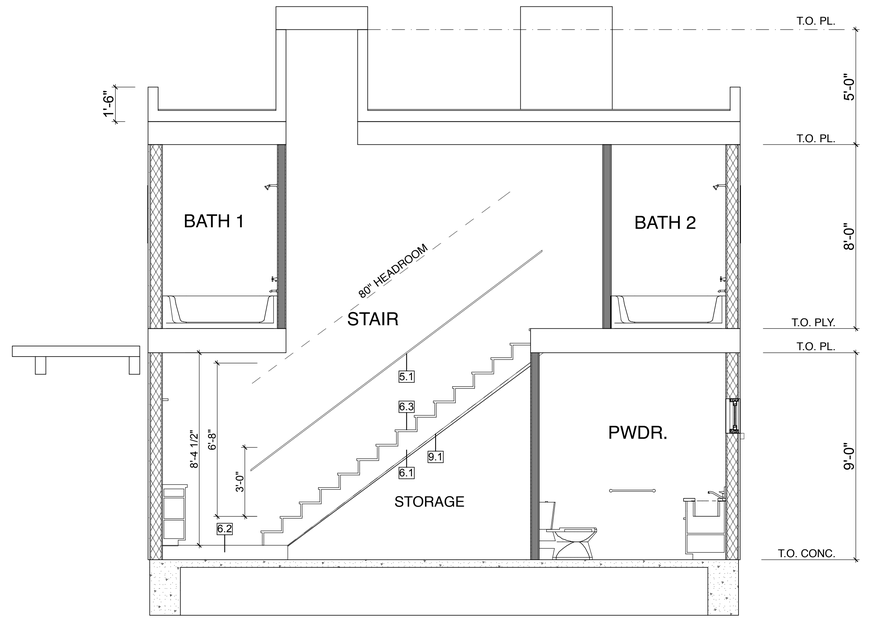
13 SECTION N/S
SCALE: 3/8" = 1'-0"



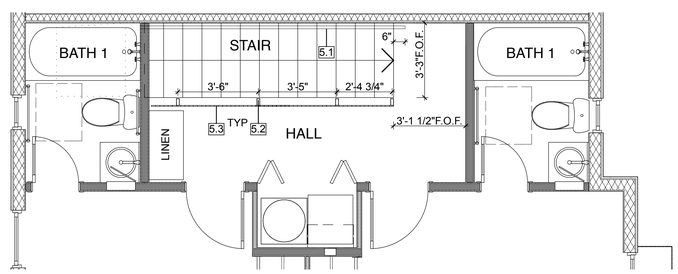
12 HANDRAIL @ WD. STUD WALL
SCALE 6 " : 1 ' - 0 "



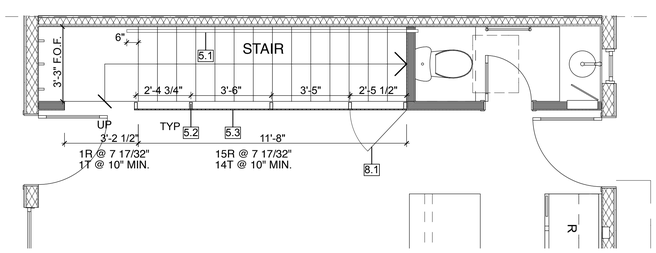
11 INTERIOR STAIR / LANDING
SCALE 1 1/2" : 1 ' - 0 "



3 TYP. STAIR SECTION EAST/WEST
SCALE: 3/8" = 1'-0"



2 TYP. STAIR 2ND FLOOR PLAN
SCALE: 3/8" = 1'-0"



1 TYP. STAIR 1STFLOOR PLAN
SCALE: 3/8" = 1'-0"

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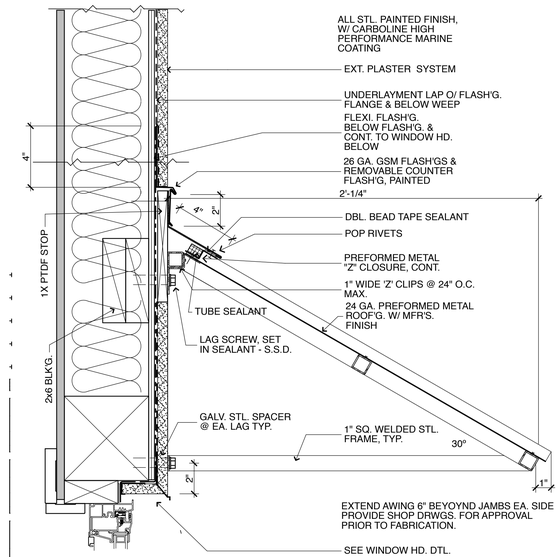
Drawing:
TYPICALSTAIR PLAN,SECTION, DETAILS

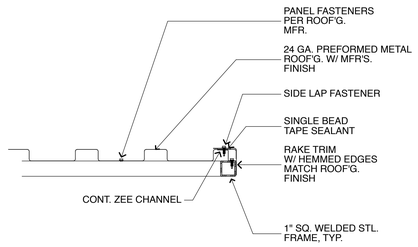
Scale:
3/8" = 1'-0"

A-7.1



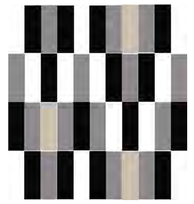
19 METAL AWNING @ STUCCO WALL

SCALE 3" : 1' - 0"

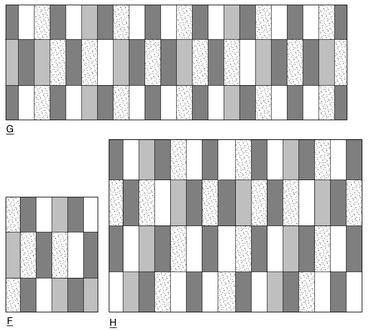


15 METAL AWNING RAKE EDGE

SCALE 3" : 1' - 0"

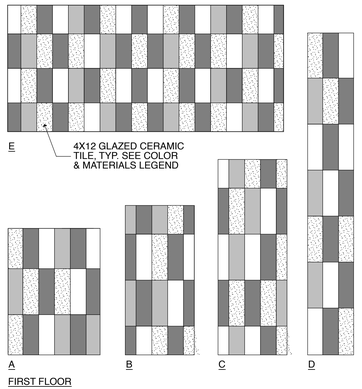


G



F H

SECOND FLOOR



E

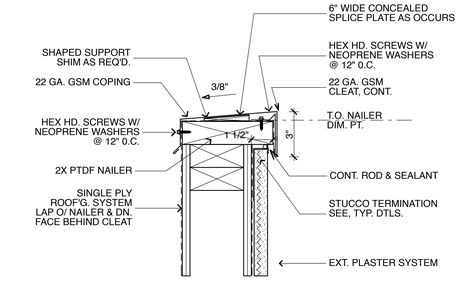
4X12 GLAZED CERAMIC TILE, TYP. SEE COLOR & MATERIALS LEGEND

A B C D

FIRST FLOOR

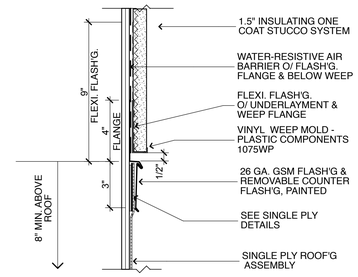
8 EXTERIOR WALL TILE LAYOUTS

SCALE 3/4" : 1' - 0"



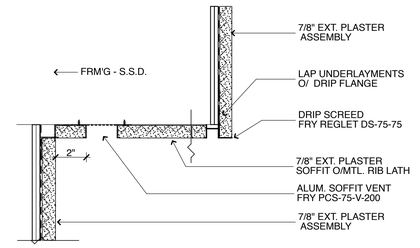
5 COPING @ STUCCO

SCALE 3" : 1' - 0"



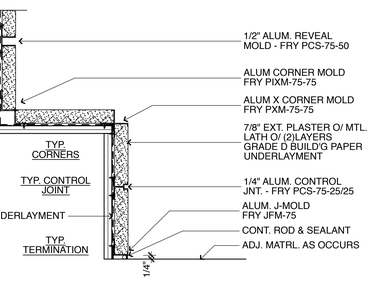
4 STUCCO @ SINGLE PLY ROOF

SCALE 3" : 1' - 0"



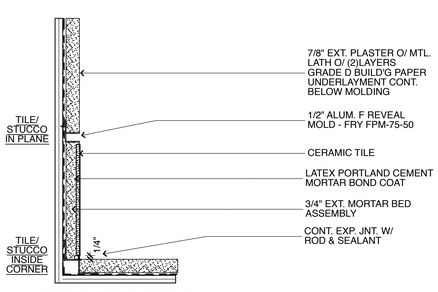
3 PLASTER SOFFIT VENTS

SCALE 3" : 1' - 0"



2 TYP. STUCCO DETAILS

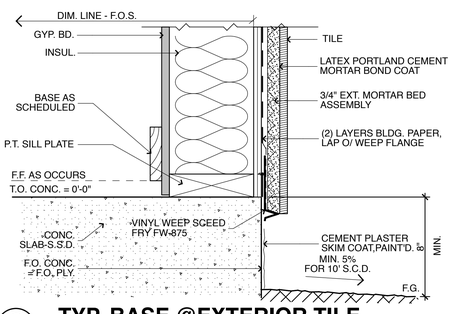
SCALE 3" : 1' - 0"



7 TYP. EXT. TILE

SCALE 3" : 1' - 0"

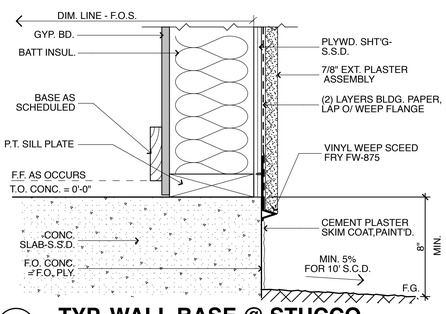
NOTE: TILE ASSEMBLY TCNA W201 SIM.



6 TYP. BASE @EXTERIOR TILE

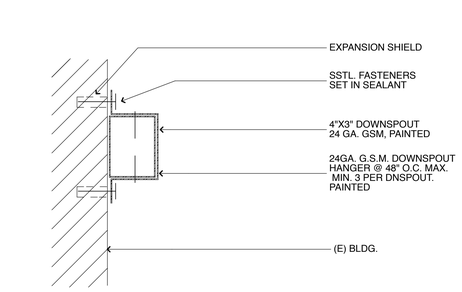
SCALE 3" : 1' - 0"

NOTE: TILE ASSEMBLY TCNA W201 SIM.



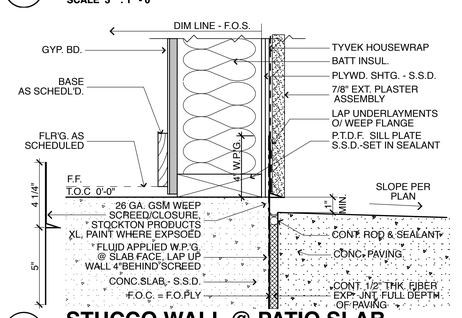
1 TYP. WALL BASE @ STUCCO

SCALE 3" : 1' - 0"



12 RETANGULAR DOWN SPOUT

SCALE 3" : 1' - 0"



11 STUCCO WALL @ PATIO SLAB

SCALE 3" : 1' - 0"

16 DECORATIVE METAL BALCONY

SCALE 3" : 1' - 0"

18 DECORATIVE PANELS @ BALCONY

SCALE: 1/2" = 1'-0"

Acme architecture
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LICENSED ARCHITECT KEITH RIVERA No. C 17499 REN. 1-31-23 STATE OF CALIFORNIA

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Issue:

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rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

Drawing:
EXTERIOR DETAILS

Scale:
AS SHOWN

A-8.1

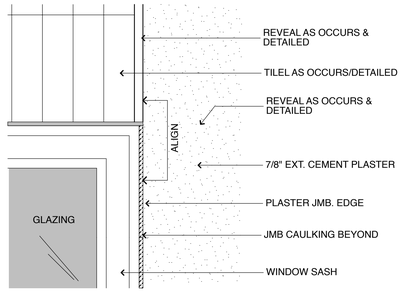
20

19

18

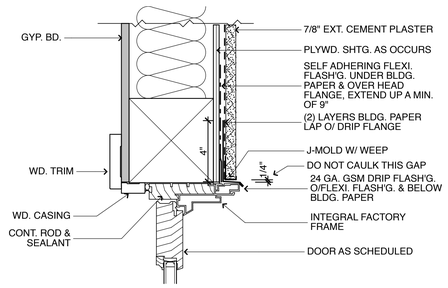
17

16



15 TILE @ WINDOW HEAD ELEVATION

SCALE 3" : 1' - 0"

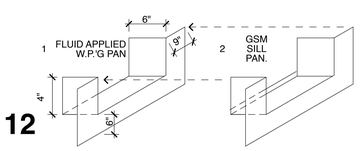


14 DOOR HEAD@ STUCCO

SCALE 3" : 1' - 0"

13 DOOR JAMB@ STUCCO

SCALE 3" : 1' - 0"



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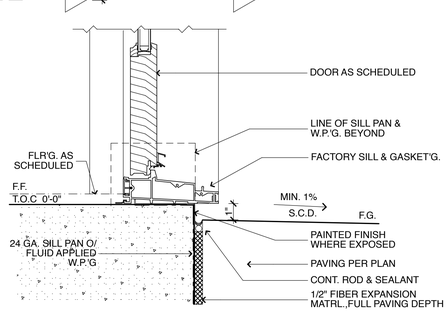

11 EXT. DOOR SILL @ PATIO

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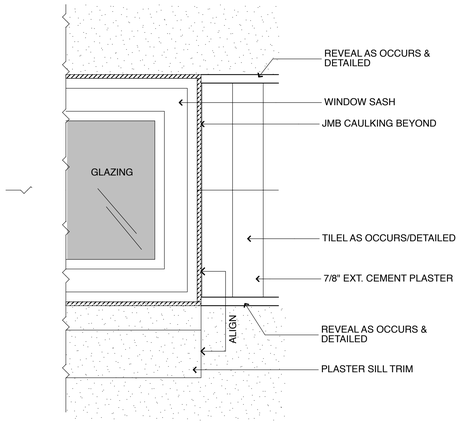
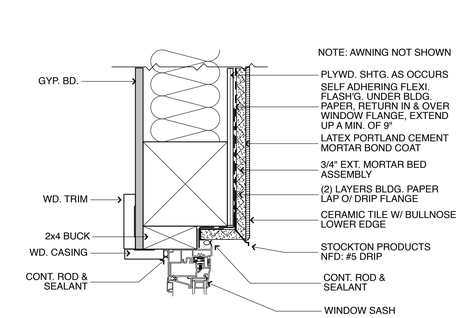


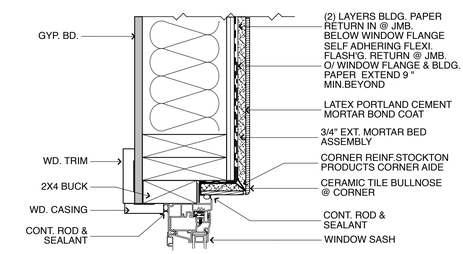
10 TILE @ WINDOW JAMB ELEVATION

SCALE 3" : 1' - 0"



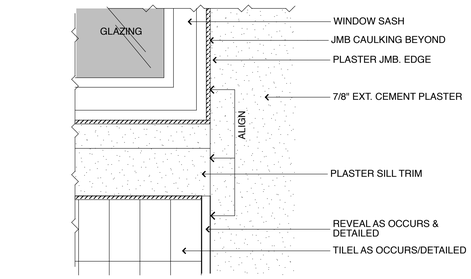
8 WINDOW HEAD@ TILE

SCALE 3" : 1' - 0"



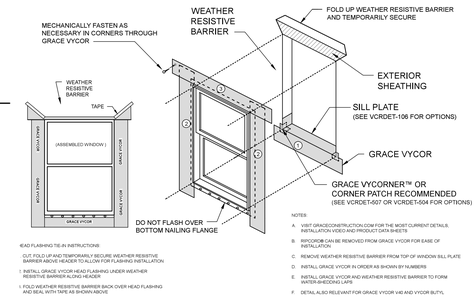
7 WINDOW JAMB@ TILE

SCALE 3" : 1' - 0"



5 TILE @ WINDOW SILL ELEVATION

SCALE 3" : 1' - 0"

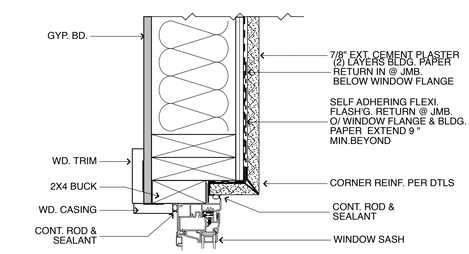


4 TYPICAL WINDOW FLASHING

NOT TO SCALE

3 WINDOW HEAD@ STUCCO

SCALE 3" : 1' - 0"



2 WINDOW JAMB@ STUCCO

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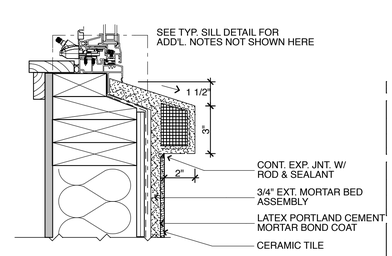
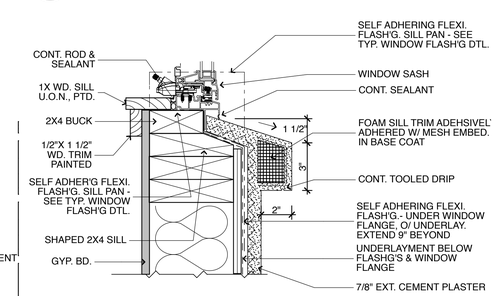


6 WINDOW SILL @ TILE

SCALE 3" : 1' - 0"



1 WINDOW SILL @ STUCCO

SCALE 3" : 1' - 0"

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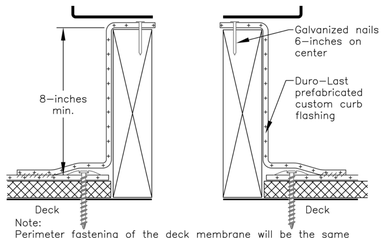
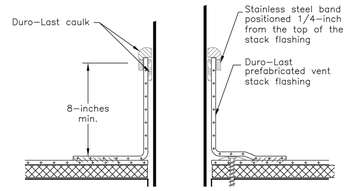


Note:
Perimeter fastening of the deck membrane will be the same fastening pattern as the field membrane, max. 18–inches on center, and no less than one fastener per side.

20 RECTANGULAR ROOF PENETRATION

NOT TO SCALE

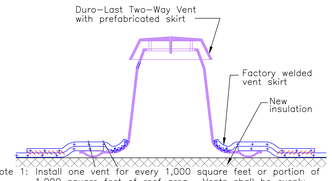


Note 1: If a lead flashing is present on the pipe, it must be removed before a Duro–Last stack flashing is installed.

Note 2: Membrane attachment around the penetration will be the same as the deck membrane, max. 18–inches on center, and a minimum of one plate/fastener per flashing.

19 ROUND ROOF PENETRATION

NOT TO SCALE



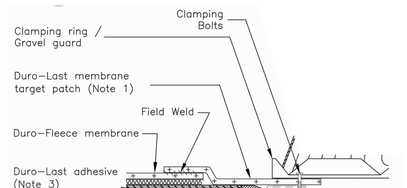
Note 1: Install one vent for every 1,000 square feet or portion of 1,000 square feet of roof area. Vents shall be evenly spaced between rows of fastening tabs across the roof. A minimum of 1 vent per roof area is required.

Note 2: Cut a 7–inch hole through the Duro–Last membrane for vent installation and install the feet of the vent under the membrane. Do not fasten the vent to the deck.

Note 3: Duro–Last 2–way air vents are not required on coolers or freezers, or open structures such as carports.

18 ROOFING VENT

SCALE: 1:1.25



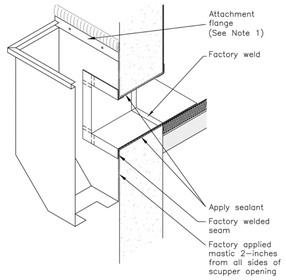
Note 1: Target patch must extend beyond drain sump so that no hot–air welding is done within the sump. If no sump is present the target patch must extend beyond the drain assembly a minimum of 12 inches in all directions. The target patch must be the same mil thickness as the Duro–Fleece membrane.

Note 2: For substrate options refer to Section 2 of the Adhered Duro–Fleece Roofing System specification.

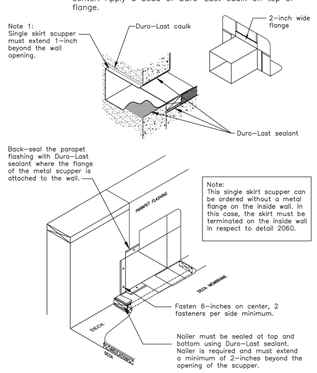
Note 3: For approved adhesives refer to Section 2 of the Adhered Duro–Fleece Roofing System specification.

16 DECK DRAIN WATERPROOFING

NOT TO SCALE

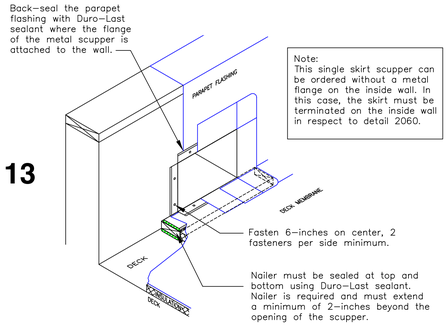


Note 1: Back–seal and fasten top flange of collector 6–inches center. Apply a bead of Duro–Last caulk on top of flange.



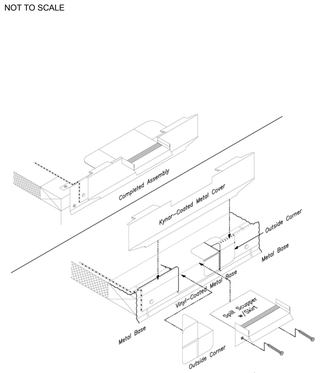
SINGLE SKIRT SCUPPER

NOT TO SCALE



12 SINGLE SKIRT SCUPPER

NOT TO SCALE



NOTE 1: At the point where the scupper will be located, leave an 18 1/4–inch gap between sections of the base flashing. An 1/8–inch gap is required between the base and adjoining sections.

NOTE 2: Install the 18–inch long vinyl–coated spill scupper base. Bring the field membrane over the edge and cut it to allow the membrane to fall into place between the gap for the scupper. Weld that membrane and two outside corners onto the spill scupper base so that all of the edges will be water–tight.

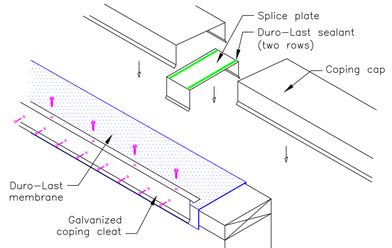
NOTE 3: Install the 9–inch wide (standard) spill scupper and fasten into place using 2 fasteners through the lower metal flange of the scupper. Weld skirt into place.

NOTE 4: Install the remaining cover over top of the remaining base. Be sure to overlap all seams a minimum of 2–inches.

NOTE 5: Caulk all membrane–to–metal seams around the scupper so water cannot get behind the metal cover.

11 OVERFLOW SCUPPER

NOT TO SCALE



Note 1: Install the coping cleat using 1 1/2–inch hex head screws with neoprene washer 12–inches on–center. Face nail the cleat using 1 1/2–inch fasteners 12–inches on–center.

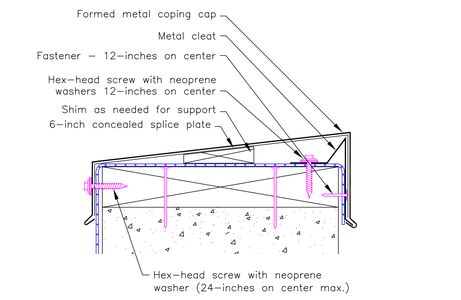
Note 2: Install the splice plate by locating it onto the center of the coping joint. Apply a bead of Duro–Last sealant on both sides of the top surface of the splice plate. Do not fasten.

Note 3: Install coping cap over top of the splice plate. Be sure to leave a ¼–inch gap between sections of coping to allow for expansion and contraction.

Note 4: All joining surfaces such as joints, splices, corners, and end caps must have an approved sealant applied to them.

9 COPING INSTALLATION

NOT TO SCALE



Note 1: All coping cap joints must utilize a 6–inch concealed splice plate.

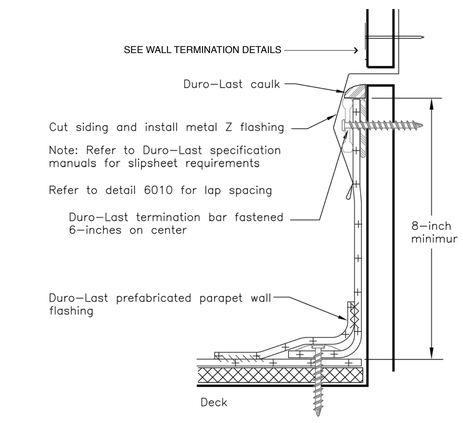
Note 2: All joints are to be sealed with an approved Duro–Last sealant on top of the splice plate, on both sides of the joint. Leave a 1/4–inch min. gap between coping sections.

Note 3: All cleats must be fastened 12–inches on–center.

Note 4: All fasteners must penetrate into the wood nailer a min. of 1–1/2–inches.

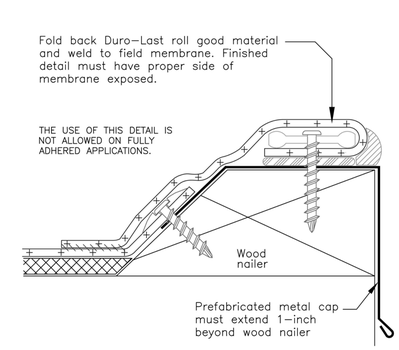
8 ROOFING @ COPING

NOT TO SCALE



6 SINGLE PLY ROOFING @ WALL

NOT TO SCALE

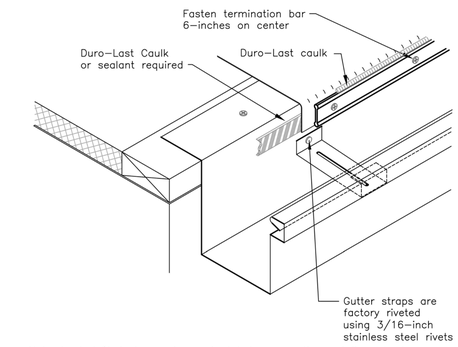


Note 1: Duro–Last termination bar to be installed at the outer edge of the metal cap. Install termination bar first. Fold back the membrane and weld it onto field membrane. Finished detail must have proper side of membrane exposed (roll goods).

Note 2: An overlap of 1½–inches will be required between sections of metal cap. A bead of caulk is required in each overlap.

4 SINGLE PLY ROOFING @ CURB

NOT TO SCALE

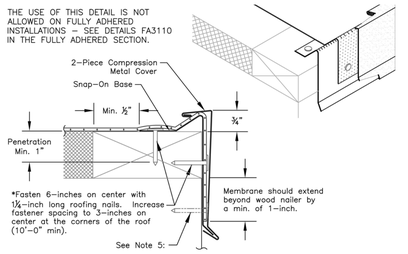


Note 1: A 1/4–inch gap is required between sections of Duro–Last termination bar.

Note 2: A wood nailer is required if 1–inch of insulation or greater is used. Top of wood nailer to be flush with top of insulation. Fasteners used to attach wood nailers shall be spaced no greater than 18–inches on center.

3 SINGLE PLY ROOFING @ GUTTER

NOT TO SCALE



Note 1: The use of this detail is not to exceed a 2–inch per 12–inch slope.

Note 2: A wood nailer is required if one or more inches of insulation is used. Top of wood nailer is to be flush with top of insulation. Be sure that the wood nailer extends at least ½–inch beyond the horizontal edge of the snap–on base.

Note 3: The fasteners used to attach the base to wood nailers, and the membrane to the face of the nailers, must be spaced no greater than 6–inches on–center. The fastener spacing must be increased to 3–inches on–center when attaching the base within 10–feet (min.) of the outside corners of the building.

Note 4: Allow for ⅛–inch expansion gap between 10–foot lengths of snap–on base. Overlap the snap–on covers by 2–inches between 10–foot lengths.

1 SINGLE PLY ROOFING DRIP EDGE

NOT TO SCALE

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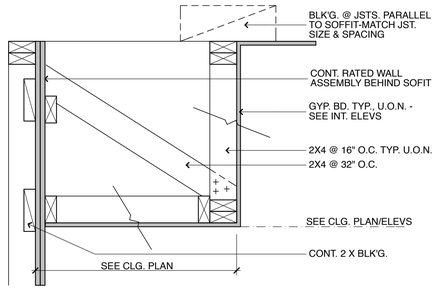
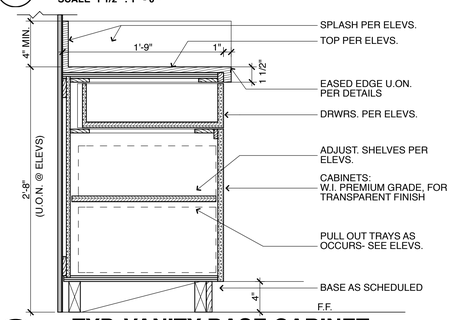
20



19 TYP. SOFFIT @ RATED WALL

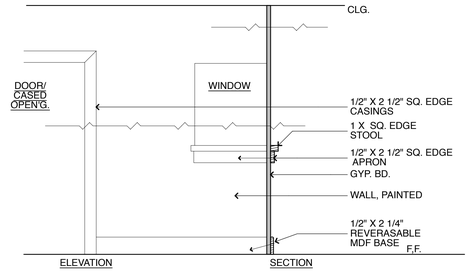
SCALE 1 1/2" : 1 ' - 0 "



18 TYP. VANITY BASE CABINET

SCALE 1 1/2" : 1 ' - 0 "

15

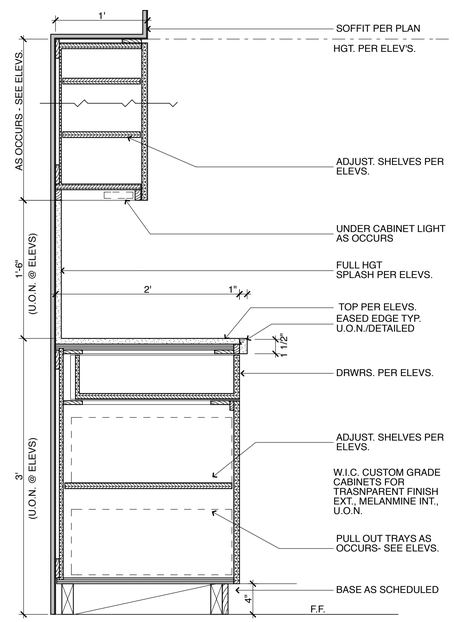


14 TYP. INTERIOR TRIM

SCALE 1 1/2" : 1 ' - 0 "

ALL WOOD PAINTED FINISH

13



16 TYP. BASE / WALL CABINETS

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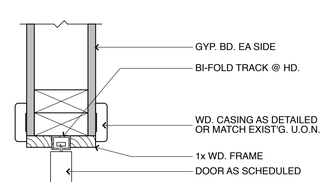

12 BI-FOLD DOOR HEAD (JMB. SIM.)

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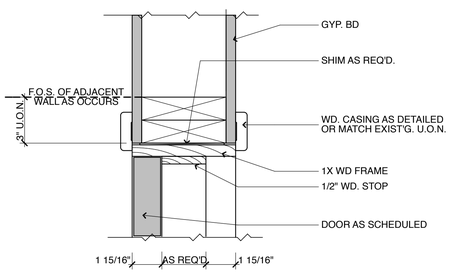

11 TYP. INT. DOOR JAMB (HD. SIM.)

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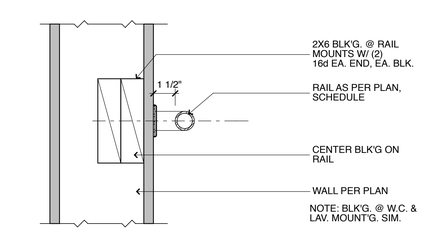
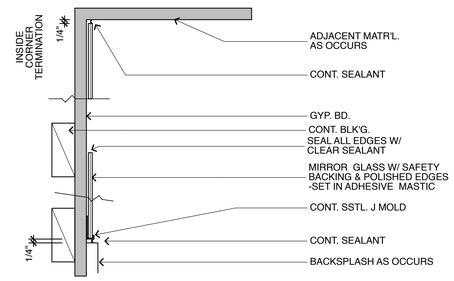


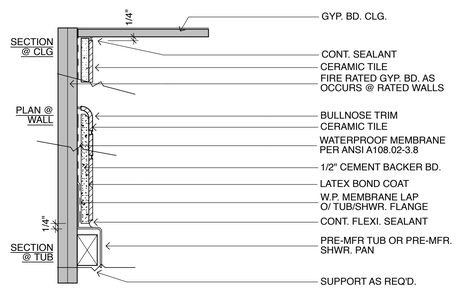
10 BLK'G. @ WALL MOUNTED RAIL

SCALE 3 " : 1 ' - 0 "



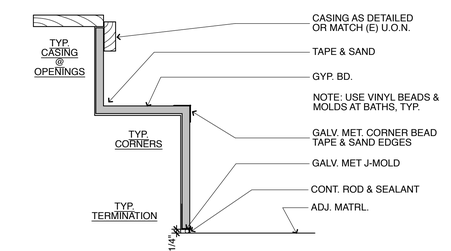
9 MIRROR @ WALL

SCALE 3 " : 1 ' - 0 "



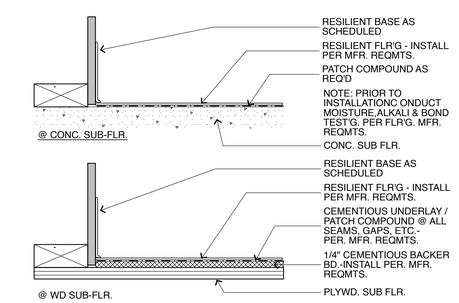
8 TILE @ TUB

SCALE 3 " : 1 ' - 0 "



7 TYP. GYP. BD. DETAILS

SCALE 3 " : 1 ' - 0 "



6 RESILIENT FLOORING

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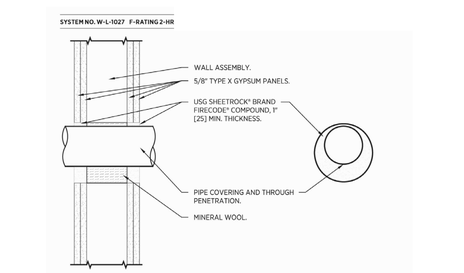
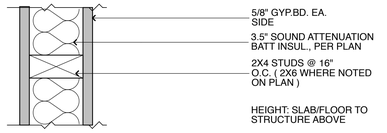


4 2 HR. THRU PENETRATION FIRESTOP

NOT TO SCALE

5



5 TYP. INTERIOR NON-RATED WALL

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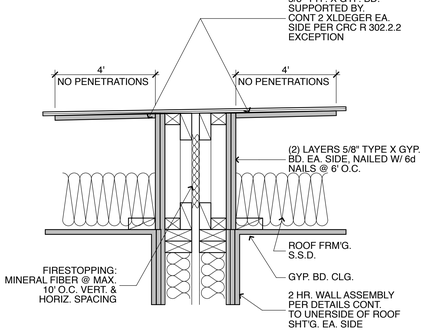

1 2 HR. RATED PARTY WALL

SCALE 1 1/2" : 1 ' - 0 "

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A-9.1

SITEWORK SPECIFICATIONS

2010 GENERAL REQUIREMENTS

2011 SCOPE: The proposed work consists of the following: Earthwork, storm drainage, utilities, paving, retaining walls, and related sitework.

2012 DETAIL: The drawings are intended to show or reference all details necessary to construct the proposed work. The contractor shall review these drawings and determine prior to commencement of construction if additional details or clarification of information is necessary. The engineer shall be given sufficient time to provide any additional information prior to construction.

2013 EXISTING CONDITIONS: The contractor shall verify all existing conditions and measurements shown on the drawings and report any differences to the engineer prior to construcion.

2014 PROTECTION OF FACILITIES: The contractor shall be responsible for all on and off site structures, streets, utilities and landscaping.

2015 SURVEYING: The contractor shall provide for all surveying required to locate property lines, set flow lines of pipes and gutters to obtain new final grades and any other surveying required to construct the improvements.

2016 PERMITS: The contractor shall pay for all permits, licenses,and fee required by the governing agencies except, the owner shall pay for the general building and grading permits. The contractor may be required to sign the general building and grading permits.

2017 INSPECTION: The contractorshall be responsible for requesting, coordinating and obtaining all inspections requires by the local building codes. Allow 24 hours advance notice.

2018 SPECIAL INSPECTION: Special testing and inspection by a certified material testing laboratory and/or licensed special inspector may be required as noted below. The contractor shall be responsible for requesting, coordinating and obtaining all inspections and testing as may be required. The owner shall pay for the initial testiong and inspection. Any additional testing and inspection required by the contractors performance or scheduling shall be paid by the contractor.

1. Observe the overexcavation to determine that the depth of excavation and bottom of the subgrade are suitable.
2. Observe the exposed subgrade and keyway in areas to recieve fill and in areas where excavation has resulted in the desired finished subgrade, observe proof rolling and delineate areas requiring additional excavation.
3. Perform visual observation to evaluate the suitability of on-site and imported soils for fill placement; collect and submit soil samples for laboratory testing.
4. Perform field density and compaction testing to determine the percentage of compaction achieved during placement of fills.
5. Observe and test the backfill of retaining walls.
6. Observe and test the backfill of utility trenches.
7. Observe and test the construction of the subgrade and base for exterior paving.

2019 RECORD KEEPING: The contractor shall keep a set of the approved drawings, permits and contract documents in a protected on site location at all times and shall keep daily field reports of all special inspection and testing.

2020 AS BUILT DRAWING: the contractor shall keep accurate as-built drawings of all work as required such that final drawings by the engineer may be provided by the owner.

2021 AUTHORIZED CHANGES: The engineer shall review and approve any changes to the drawings or specifications prior to construction.

2022 CODE REQUIREMENTS: All work shall be preformed in accordance with the latest edition of governing codes and local ordinances unless specifically noted otherwise in the drawing or specification.

2023 PLAN COORDINATION: The contractor shall refer to the project architectural drawings and specifications including those for site layout, building, mechanical, electrical and landscaping improvements and for interfacing with all improvements called for therein.

2024 UNDERGROUND UTILITIES: The contractor shall make a thorough search for all underground structures and utilities and shall request all utility agencies to locate all underground structures and utilities prior to excavation. Call the underground service alert (2) full days in advance of commencing construction at 811.

2025 CLEAN UP: Remove all waste, debris, excess materials, tools and equipment from the premise.

2050 DEMOLITION

2051 REMOVAL: Specific existing improvements shall be removed as required to construct new improvements. Where required the improvements to be removed shall include disconnection and capping opf utilities lines serving the improvents and any foundation structures supporting such improvements.

2052 UTILITIES: Location of existing utilities may or may not be showed in their entirety or exact location on the drawing. Contractor shall determine actual extent and location of utilities. Contractor shall coordinate disconnection of utilities with the utility company and owner. Where shown on the drawings, utilities may be abandoned in place, unless they conflict with new improvements. Contractor shall provide for temporary disconnect whre reconnection is required.

2053 SALVAGING OF MATERIALS: Where saving of materials to be removed is required, the contractor shall deliver materials to an on site storage location designated by the owner.

2054 PAVEMENT: Where required by the drawings, certain sections of pavement shall be replaced or removed. The contractor and engineer shall meet at the site and designate the specific areas to be replaced or removed. All cuts in pavement shall be made by sawcutting to create straight and neat joints.

2200 SHORING AND BRACING

2201 SHORING AND BRACING: The contractor shall be responsible for all excavation including shoring and protecting of adjacent property, structures, streets, utilities.

2202 SHORING: The contractor is responsible for the design and construction of any shoring required to meet OSHA requirements.

2250 EARTHWORK

2251 CODE REQUIREMENTS: All grading shall conform with Appendix J of the California Building Code, the local grading ordinances and the soils/geotechnical report.

2254 REPORTS: The following reports have been prepared for this project and the recommendations included therein shall be incorporated into this specification.

Braun and Associates Soils Investigation dated March 3, 2022.

2255 SPECIFIC REQUIREMENTS:

Grading

1. The area upon which grading is to be performed shall be cleared of surface vegetation and manmade debris.
2. Building pads will require re-grading to provide a stable foundation surface. All loose and disturbed soil and the top 36 inches of native soils shall be removed, the exposed ground surface scarified an additional 6 inches, moistened or dried to near optimum moisture content, mixed as necessary in order to obtain a homogenous uniform soil mixture and compacted to a minimum of 90% relative compaction.
3. During the excavation process, a thorough search shall be made, under the direction of this firm, to locate and remove any man-made buried structures and utilities.
4. On-site soils, if free of organic matter, shall be replaced in loose lifts of approximately 6 inches, thoroughly mixed, moistened or dried to near optimum moisture content and compacted to minimum of 95% relative compaction.
5. Fill pads shall extend, as a compacted fill, a minimum distance of 8 feet beyond the exterior perimeter of the foundation system and 3 feet beyond all flatwork. Fill pads shall be of uniform thickness below each building footprint.
6. Backfill for all utility trenches shall be shall be clean coarse sand which is placed in loose lifts of approximately 6 inches which has been moistened or dried to near optimum moisture content and compacted to a minimum of 90% relative compaction.
7. Compaction standard shall be ASTM D-1557 Method of Compaction, most current edition.
8. All cut and fill slopes created during the grading operation shall be properly shaped to a maximum slope angle of 3H to 1V.
9. Fill slopes shall be compacted by a rolling sheep-foot roller or similar compaction equipment device over the slope face at vertical lift intervals of 30 inches or less.
10. Per City of Santa Barbara Grading Ordinances a minimum of 90% relative compaction shall be achieved on all fill slopes a minimum of 8 inches below surface grade.
11. Import soils shall be granular, well-graded sands or silty sands. All import material shall be inspected by a representative of this firm prior to importation to the site.
12. Surface drainage shall direct water away from all man-made slopes and the foundation system of the proposed structure. Further, the residence shall utilize rain gutters and down spouts about the structure and yard drains in the landscaped portions of the property.
13. Current building code standards require all soft scaping shall slope away from the structure at 5% for a minimum of 10 feet.

PARKING AREA

1. Subgrade for parking and driveway areas shall be prepared by removing all loose soil.
2. Subgrade shall be scarified 12 inches, moisture conditioning to near optimum moisture content, mixed as necessary in order to obtain a uniform soil mixture and compacted to a minimum of 95% relative compaction.
3. In areas which become unstable during either the removal or recompaction process shall be stabilized by removing the unstable soils down to firm material. Backfill of the excavation shall then be conducted by replacing native soils which are moisture conditioned to less than 1% optimum moisture content in 6 inch lifts and compacted to a minimum of 95% relative compaction.
4. A representative of this firm shall be requested to observe and test the subgrade soils prior to base placement.
5. Prior to placement of aggregate base the subgrade shall be check rolled to ensure the surface is firm and unyielding. Should areas of instabilities be encountered these shall be repaired as provided in this report.
6. Structural section for parking stalls accessed by only light vehicles shall consist of a structural section of 3-1/2 inches of asphalt concrete underlain by 8 inches of Class II aggregate base.
7. Structural sections in which truck traffic and driving areas shall consist of a structural section consisting of 4 inches of asphalt concrete underlain by 12 inches of Class II aggregate base.
8. The structural section for Portland Cement Concrete shall be 6 inches thick over 8 inches of Class II aggregate base. Reinforcement in the areas of concrete shall consist of #4 rebar spaced at 12 inches on center each way.
9. Concrete pavement shall meet standards for design and compression strength per Greenbook Standards Table 201-1.1.2 (Concrete Pavement).
10. Maintenance to help reduce potential for rapid deterioration of the parking areas should include surface treatments approximately 6 months to 1 year after construction and approximately 3 years from the 1st treatment. Pavement condition shall be reviewed at least once a year for cracks, puddling or surface water for overall performance. If possible this review should be done in the fall so cracks which allow moisture to pass through the pavement can be repaired.
11. Compaction standard for subgrade soil shall be ASTM D-1557 Method of Compaction, most current edition.

2256 EARTHWORK ESTIMATE (cubic yards):
The following earthwork estimate is for permit purposes only.

	Within bldg	Outside the bldg	Total
Cut	<50	<50	<100
Fill	325	100	425

Note: Exact shrinkage, consolidation and subsidence factors and losses due to clearing operations are not included. Estimated earthwork quantities are based on the difference between existing ground surface and proposed finished grades as shown on the plan, or subgrades, and should vary according to these factors. Contractor shall confirm existing topography, shall review the site and the soils reports, and shall perform an independent quantify takeoff and bid accordingly.

2350 UTILITY TRENCHING

2351 UTILITY TRENCHING AND BACKFILL: Vertical trench excavations less than 5 feet deep should be capable of standing with minimum shoring or bracing for short construction periods. Trenches 5 feet or more deep should be provided with more substantial shoring or bracing. The attention of contractors should be drawn to the State of California Construction Safety Orders for "Excavations, trenches, Earthwork".

2352 BEDDING: For the purposes of this section, bedding is defined as material placed in a trench up to 1 foot above a utility pipe and backfill is all material placed in the trench above the bedding. Unless concrete bedding is required around utility pipes, free draining sand shall be used as bedding. Sand proposed for use in bedding should be tested in laboratory to verify its suitability and to measure its compaction characteristics. Sand bedding should be compacted by mechanical means to achieve atleast 90 percent relative density based on ASTM tests D-4283 and D-4284.

2353 BACKFILL: Approved, on site, inorganic soil, or imported materials may be used as utility trench backfill, a sample of it should be tested and approved by the soils engineer before any is delivered to the site.

2354 COMPACTION: Proper compaction of trench backfill will be necessary under and adjacent to structural fill, building foundations and concrete slabs. In these areas, backfill should be conditioned with water to produce a soil-water content of about 3 to 5 percent above optimum value and placed in horizontal layers not exceeding 6 inches in thickness (before compaction). Each layer should be compacted to atleast 90% realtive compaction based on ASTM Test D-1557.

2400 POTABLE WATER SYSTEM

2401 CODE: The potable water system shall be installed in accordance with the latest edition of the California Plumbing Code.

2402 LIMITS: This section addresses underground domestic water from the meter to a point two feet outside of any new buildings.

2403 PIPE AND FITTINGS: Pipe and fittings shall be type L copper with soldered joints or schedule 40 pvc with solvent weld or threaded joint and shall conform to the requirements of the CPC. All above grade pipe shall be metal.

2404 VALVES: Valves shall be PVC construction rated for 150 psi as manufactured by Ryan Herco Products Corporation or equivalent. PVC valves greater than 2" diameter shall not be used unless approved by the engineer.

2405 INSTALLATION: Pipe assembly and installation shall be in conformance with AWWA and CPC standards and with the manufacturer's guidelines and recommendations. Pipe, fittings and appurtenances shall fit in place without strain and shall be supported and anchored as necessary.

Above ground piping systems shall include union or flange connections placed as necessary to allow removal of system components for servicing or repair; piping shall be supported or anchored at intervals reccomended by the manufacturer for the intended application, not to exceed intervals required by the current edition of the Uniform Building Code. Pipe and fittings shall be assembled usind non-toxic lubricants and compounds.

Unless otherwise called for on the plans or otherwise specefied herein, adaption from PVC to iron or steel pipe and fittings installed below ground shall be wrapped with coal tar tape applied over its companion primer.

2407 TESTING: Hydrostatic pressure test in accordance with the CPC is required for existing.

2408 PRESSURE REGULATOR: Shall be installed adjacent to the water valve near the service entrance to each living unit unless otherwise specified. The pressure regulator shall be IAMPMO approved.

2409 METERS: A seperate water meter shall be provided for each unit and for landscape irrigation.

2450 FIRE WATER SYSTEMS

2451 LIMITS: This section covers the private fire line and sprinkler supply system from the double check valve assembly to a point two feet outside of any new building. The double check valve assembly will be constructed under a seperate permit. The building sprinkler system will be installed under seperate permits.

2452 PIPES AND FITTINGS UNDERGROUND: pipe and fittings for underground installation shall be Class 200-SDR 21 PVC pipe install with slip joint cast iron fittings. The pipe shall have iron-pipe-size outside diameter, shall conform to the applicable requirements of the most recent issue of standards ASTM D-1784, ASTM D-2241 and ps 22-70 and shall bear the National Sanitation Foundation seal for potable water pipe. The pipes bell shall be an integral wall-thickened section design to provide for expansion and contraction through joint assenbly using elastomeric seals. The pipe fittings shall be of cast or ductile iron conforming to the applicable requirements of the most recent issue of AWWA specification C-100 or C-110 modified for use with rubber gasket slip-on type joints in accordance with the applicable requirements of the most recent issue of AWWA specification C-111. Fittings shall conform to the dimensional coupling requirements of the pipe manufacturer.

2453 PIPE AND FITTINGS, ABOVE GROUND: Unless otherwise called for on the plans, or otherwise specified herein, pipe and fittings for above-ground installation shall be schedule 40 galvanized steel, with flanged or threaded joints as indicated on the plans, (or type L copper and soldered joints) conforming to the applicable requirements of the most recent issue of AWWA standard C-201 or C-202.

2454 PIPE AND FITTINGS, ABOVE GROUND, PLASTIC: Where called for on the plans, pipe and fittings for above-ground installation shall be schedule 80 PVC with solvent weld or threaded joints as indicated.

The pipe and fittings shall conform to the applicable requirements of the most recent issue of standards ASTM D-2241 and ASTM D-1784. Pipe wall and solvent cement container shall bear the National Sanitation Foundation seal for potable water pipe. Where exposed to sunlight, pipe and fittings shall be painted with one coat of grey latex enamel.

2455 FLEXIBLE PIPE COUPLINGS: Flexible couplings shall be No. 411 as manufactured by Smith-Blair, Inc., or style 38 as manufactured by dresser Industries, Inc.

For 2-inch size and smaller threaded piping, malleable iron dielectric unions for 150 psi water pressure may be used.

2456 GATE VALVES: Unless otherwise called for on the plans. or otherwise specified herein, gate valves for above-ground installation shall be iron-bodied, bronze-mounted, solid wedge, rising-stem type furnished with handwheels which open left.

Unless otherwise called for on the plans or otherwise specified herein, gate valves for buried installation shall be iron-bodied, bronze-mounted double-disc, parallel-seat, non rising stem and shall conform to the applicable requirements of thge most recent issue of AWWA specification C-500. The valves shall be provided with 2" operating nuts and shall open left.

Where called for on the plans, gate valves for above-ground, or underground installation shall be PVC construction rated to 150 psi with solvent weld or threaded joints as indicated. PVC gate valves shall be as manufactured by Ryan Herco Products Corp. or equivalent. PVC valves greater than 2" in diameter shall not be used unless approved by the engineer.

2457 CHECK VALVES: Unless otherwise called for on the plans or otherwise specified herein, check valves for above-ground installation shall be the non-slam (silent) type, standard construction, as manufactured by Valve and Primer Corp (APCO) or ITT Grinnel Corp.

Where called for on the plans, check valves for above ground installation shall be PVC with wetted metal parts of stainless steel rated to 200 psi with solvent weld or threaded joints as indicated. PVC check valves shall be as manufactured by Ryan Herco Products Corp. or equivalent. PVC valves over 2" in diameter shall not be used.

Check valves for buried installation shall be rubber flapper swing check valves, standard construction, as manufactured by Valve and Primer Corporation (APCO).

2458 PRESSURE RELIEF VALVES: Pressure relief valve shall be CLA-VAL model 50G-01 as indicated on the plans, as manufactured by Clayton Automatic Valve Company.

2459 WATER METERS: Water meters shall be bronze construction, sealed register, magnetic drive, totalizing registration is U.S.gallons, 150 psi working pressure rating. All wetted parts shall be stainless steel or plastic coated. Water meters shall conform to all requirements of the most recent issue of AWWA Specifications C-700.

2460 BACKFLOW PREVENTION DEVICES: Backflow prevention devices shall be installed where indicated on the plan (s), where specified elsewhere herein and where required by code. All backflow prevention devices shall be approved for the application by Department of Health Care Services.

2461 INSTALLATION: Pipe assembly and installation shall be in the conformance with AWWA and CPC standards and with the manufacturer's guidelines and recommendations. Pipe, fittings and appurtenances shall fit in place without strain and shall be supported and anchored as necessary.

Above-ground piping systems shall include union or flange connections placed as necessary to allow removal of system components for servicing and repair, piping shall be supported or anchored at intervals recommended by the manufacturer for the intended application, not to exceed intervals required by the current edition of the Uniform Plumbing Code. Pipe and fittings shall be assembled using non-toxic lubricants and compounds.

Unless otherwise called for on the plans or otherwise specified herein adaption from PVC to steel or iron pipe shall be made below ground. Steel or iron pipe and fittings installed below ground shall be wrapped with coal tar tape applied over its companion primer.

2463 TESTING, UNDERGROUND PIPING: Hydrostatic pressure testing shall be preformed on all existing and proposed piping.

Test procedure shall be to maintain a system of pressure of 150 psi at the service connections over a period of 2 hours while measuring leakage. The safe working pressure of any component of the system shall not be exceeded during the test procedure.

Leakage shall be measured at test pressure by pumping from a calibrated container. Leakage shall not exceed 1 gallon per 100joints over the test period.

Backfill must be completed and all thrust blocks and anchors must be completely set prior to testing. All air must be vented from the system and the system shall stand filled with water atleast 24 hours before testing.

2550 STORM SEWAGE SYSTEMS

2551 STORM DRAINAGE: Prior to commencement of storm drainage installation, the contractor and engineer shall meet to review the proposed storm drainage plan.

2552 SCHEDULING: Contractor shall schedule gravity pipeline work ahead of other underground conduit construction.

2553 LAYOUT: Gravity storm drain work shall begin at the lowest point and proceed upstream.

2554 CONCRETE: Concrete for all drainage facilities shall be 2000 psi @ 28 days.

2556 NON METALLIC PIPE: Storm drain piping 6" diameter and less unless specifically noted otherwise shall be non perforated, heavy duty smooth wall polyethylene pipe conforming to ASTM F810 as manufactured by Advanced Drainage Systems, Hancor or equal. Corrugated pipe may be used from the downspout to the collector drain line. Fittings shall be heavy duty polyethylene and selected to fit pipe and drain boxes. Unless noted otherwise, all pipe shall be laid at a minimum 1/4" per foot slope.

For storm drain pipe greater than 6" in diameter use heavey duty, non-perforated corrugated HDPE pipe with smooth lining as manufactured by Advanced Drainage System N-12 or equal.

PVC (Polyvinyl Chloride) Pipe shall conform to the requirements of ANSI/ASTM D3034-78, Type PSM for gravity flow sewers and shall be SDR 35. Gaskets shall be flexible elastomeric seals meeting the requirements of ASTM D3212-77.

2558 TESTING: Underground storm drainage system, shall be water pressure tested prior to converting pipes.

2559 CODE REQUIREMENTS: All private storm drain improvement materials and construction methods shall be in accordance with these drawings and the requirements of the local building department.

2560 RAIN GUTTERS AND DOWNSPOUTS: The finished structure shall be fitted with rain gutters and downspouts that collect and discharge all roof rain water run-off to underground drainage system or hard paved surface as indicated. Rain gutters and downspouts shall be per the architectural drawings. Gutters tributary to chamber, rain barrels, or cisterns shall be screened with a leaf guard or ½" to ¼" min. corrosion resistant metallic hardware fabric.

2561 TRENCHING: For bedding and backfill material see Section 2350.

2564 GRATES: Grates located in yard areas shall be cast iron. Grates located in vehicle travelways shall be rated for heavy traffic loading, shall be bicycle proof, and shall be cast iron as manufactured by Alhambra Foundry or the Neenan Foundry Co. or equal.

2565 GRATES: Grates for non metallic drain boxes shall be PVC or ABS, or PE or equal and shall be matched to fit the drain box.

Grates in hard surfaced patio areas shall be brass or bronze grate and frame as manufactured by the Zurn company or equal. Contractor to submit shop drawings of all grates to engineer for approval prior to installation.

2567 FRENCH DRAIN: Pipe shall be PVC or ABS smooth wall non corrugated with holes (not slots) at 60 and 120. Holes shall be placed at 4 O'clock and 8 O'clock.

The french drain should be placed on the outside of the continuous footing in the area to be protected. It hould consist of a minimum 4"ø rigid PVC perforated pipe at the bottom of a 12" wide trench filled with the free draining gravel. The gravel shall be wrapped with a filter fabric. The trench should penetrate to the bottom of the footing elevation. Retaining wall drains may satisfy this recommendation.

2568 FILTER FABRIC: Shall be a non woven geotextile fabric with high floc capacity and small pore size such as Mirafi 140 N. or equal. The fabric shall be installed in accordance with the manufacturers requirements.

2570 GRAVEL FILTER: Shall be 3/4"-1" diameter round rock.

2571 UNDERGROUND STORM WATER STORAGE SYSTEM: Shall be prefabricated, high capacity, arch shaped, open bottom, traffic rated chambers molded from HDPE (plastic or equal) as manufactured by Cultec or equal. Submit shop drwgs.

2600 SANITARY SEWAGE SYSTEMS

2601 CODE REQUIREMENTS: The sanitary sewer system shall be installed in accordance with the latest edition of the California Plumbing Code.

2602 LIMITS: This section covers the building sewer line from the face of the building to the public sewer lateral.

2603 PIPE AND FITTING: Sanitary sewer pipe 4 inches in diameter and less shall be ABS rated sewer pipe per ANSI D 2751-80.

Sanitary sewer pipe 6 inches in diameter and greater shall be PW pipe Twinseal PVC or John Mansville Ring-Tite PVC sewer pipe meeting ASTM D-3034.

2604 INSTALLATION: Unless specific noted otherwise, pipe shall be laid at a minimum 1/4" per foot slope. Bedding and backfill shall be in accordance with section 2350.

2605 TESTING: Testing of underground pipe shall be in accordance with CPC.

2607 CLEAN OUTS: Cleanouts shall be installed in accordance with CPC.

2700 ELECTRICAL, CABLE, TELEPHONE SYSTEM

2703 COORDINATION: The contractor shall coordinate the electrical, cable and telephone conduit and wire installation with the other underground pipes shown on the plan. Gravity flow pipeline systems shall be installed before electrical, cable and telephone conduits.

2705 APARTMENT REQUIREMENTS: A seperate electric meter and prewire box for television and telephone shall be provided to each unit.

2706 PROPOSED ELECTRICAL DISTRIBUTION: Information shown on these drawings is approximate only and must be supplemented prior to construction with accurate electrical drawings provided by an electrical consultant or licensed electrical contractor.

2800 PORTLAND CEMENT CONCRETE PAVING

2801 CODE REQUIREMENTS: All concrete construction shall be installed in accordance with the ACI standards of practice.

2802 EXPANSION JOINTS: Expansion joints shall be installed wherever concrete is restricted from moving such as where it abuts other concrete surfaces, curbs. Existing structures, etc. These joints shall be premolded, elastic resilient material 3/4" thick.

2803 CONTROL JOINTS: Control joints shall be placed at 15-20 ft. intervals and shall be 3/4" to 1" deep. Consult with engineer for finish appearance.

2804 CURING: The contractor shall determine curing methods to provide complete and carefull curing of all concrete work.

2805 LAYOUT: Plan elevations shown on walkways are for drainage and rough grading design only. It shall be contractor's responsibility to perform detailed layout for and to construct walkways, ramps, and steps in conformance with all building code requirements including those for dimensioning and surface texture.

2806 SLOPE: Concrete surfaces shall not exceed 5.0% longitudinally and 2% transversely unless shown otherwise on the plan.

2807 PAVEMENT DESIGN: Concrete flatwork shall have a minimum structural section as follows:

LOCATION	EARTH SUBGRADE	BASE	CONCRETE STRENGTH	CONCRETE REINFORCMENT	FINISH
Driveway	12" recomp	6" CLII	5"/2500 psi	#3's @ 18" OCEW	Colored/scored
Sidewalk/ Patio	12" recomp	4" sand	4"/2000 psi	#3's @ 24" OCEW	Colored/scored

2808 RECOMPACTION: Earth subgrade and base shall be recompacted to 95% relative compaction per ASTM D-1557.

2809 TRAFFIC STRIPING: The parking area striping indicated on the drawings shall be 4" wide, white stripes. The paint shall be equivalent to Zone-Lac 1030A9 reflectorized, water based white traffic paint (blue at handicap) with #3 glass beads manufactured by Baure Coating Company, Los Angeles, California 225-4154.

The painting shall be performed by workman experienced with equipment especially adapted to parking area marking. The paint shall be applied in either 1 or 2 coats to a total thickness of at least 0.015".

The paint striping shall be cut off straight without blobs at the start or finish. The edges of the stripes shall be symmetrical and even without fuziness, wavering, holidays or whiskers. Any poor striping shall be touched up at the architect's direction. Any mistakes shall be corrected by sandblasting or by painting out the errors with liquid painting material matching the asphaltic finish of the paving.

Adjacent work shall be protected against damage or defacement and accidental paint drippings shall be removed. Traffic shall not be permitted to travel over the fresh paint until it is thoroughlt dry.

2875 RETAINING WALL

2876 EXCAVATION: Footings shall be placed in firm natural ground or certified recompacted fill.

2877 EXCAVATION INSPECTION: Soils engineer shall inspect all footing excavations before installing reinforcing steel or forms.

2878 FOOTINGS: Concrete shall be 2500 psi @ 28 days conforming to ASTM C150.

2879 REBAR: Shall be ASTM A 615, grade 60 for #5 bars and larger, grade 40 for #4 bars and smaller.

2880 REBAR SPLICE: Minimum rebar splice shall be 40 bar diameters. Stagger splices in adjacent bars by the length of the splice.

2881 MORTAR: Mortar shall be type M or S.

2882 MASONRY: Masonry shall be Fm = 1500 psi.

2883 GROUT: Grout all cells. Grout shall be 2000 psi @ 28 days.

2882 MASONRY: Masonry shall be Fm = 1500 psi.

2883 GROUT: Grout all cells. Grout shall be 2000 psi @ 28 days.

2884 EXPANSION JOINTS: Walls which are not adjacent to the building shall have expansion joints at a maximum spacing of 30 feet on center.

2885 WATERPROOFING: Walls adjacent to or part of the building shall be waterproofed per the architects requirements.

2886 BACKFILLING: Backfill shall be free-draining granular soil. Compact to 90% relative density. Allow wall to gain 21 days strength before backfilling. If backfill supports driveway compact to 95% relative density.

2887 DRAINAGE: Provide continuous 4" perforated ABS drain line behind all walls. Drain shall be sloped 1% towards outlet. Contractor shall provide filter blanket in gravel bed to prevent plugging of perforations.

2888 BLOCK: Concrete blocks shall conform to ASTM C90.

2889 EXPANSION JOINTS: Provide vertical expansion joints at max. 30' intervals by placing rubber-strip or celotex for full vertical hgt. of wall. Longitudinal steel to terminate on each side of joint.

2890 CODE: All work shall be accordance with 2016 CBC.

2891 SPECIAL INSPECTION: Special inspection is required for the following retaining wall work: None

2900 FENCING

2901 REMOVAL: Where fences removal is required per the drawings, fence material shall be saved to the practical extent and neatly stockpiled in a location approved by the owner. Damage fencing and/or concrete bases shall be properly disposed off-site.

2902 RELOCATION: When fences are required to be relocated per the drawings, new fence post shall set in new concrete footings per the fence manufacturers standard requirements or at the spacing currently existing. Chain link fencing shall be reinstalled per the manufacturers standard requirements.

2920 LANDSCAPING

2921 DRAWINGS: Landscape drawings showing planting, irrigation, and miscellaneous features have been prepared by others.

2922 COORDINATION OF IMPROVEMENTS: The contractor shall be responsible for the coordination of the landscape drawings with the other site development drawings.

2930 LANDSCAPING IRRIGATION SYSTEM

2931 SYSTEM DRAWINGS: A landscape irrigation system drawing has been prepared by others for this project.

2933 CONNECTION TO POTABLE WATER SYSTEM: A separate meter shall be provided for in the potable water system for connection of the landscape irrigation systems. The landscape irrigation system will require a backflow prevention device.

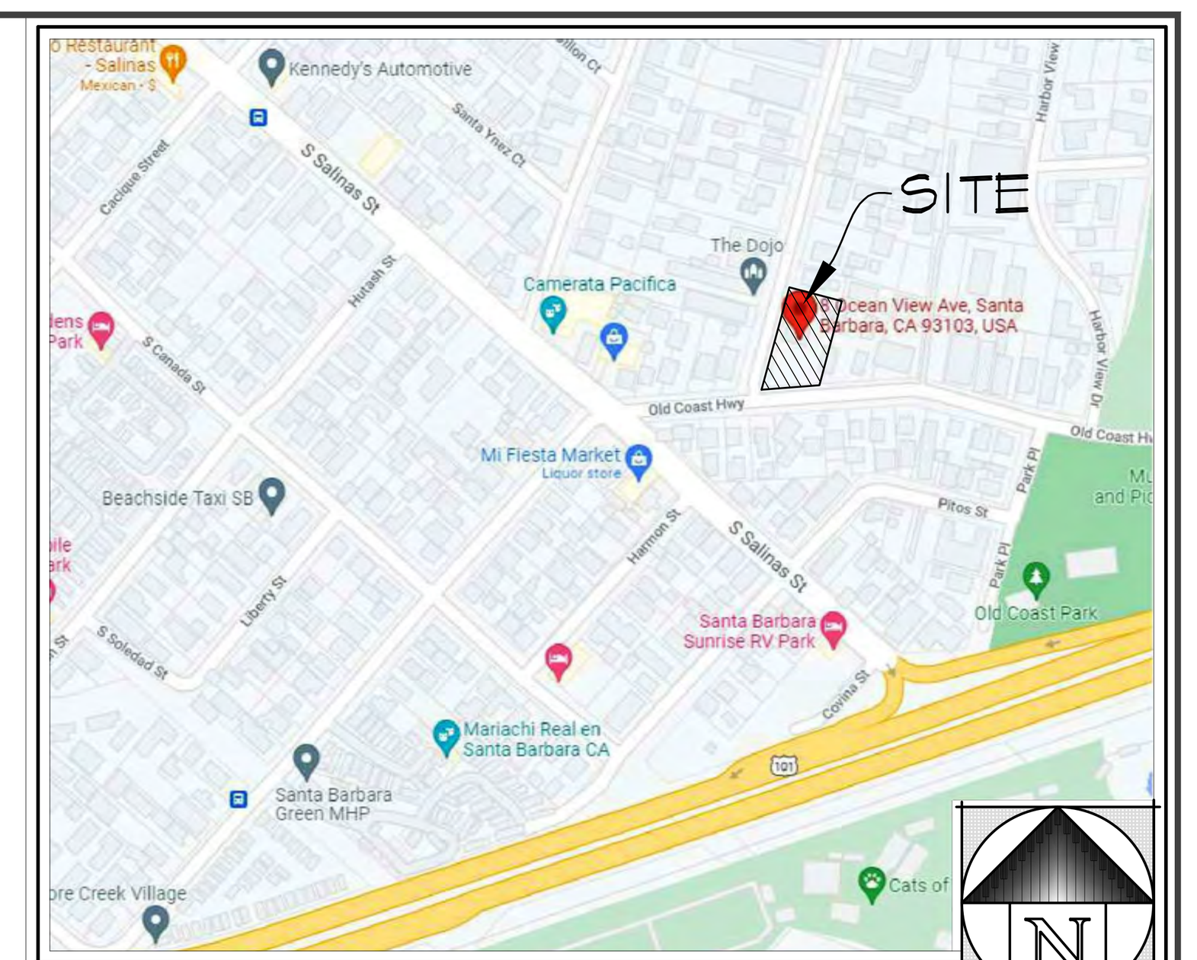
THIS PROJECT IS TIER 3 PER CITY OF S.B. STORM WATER MANAGEMENT PROGRAM SEE SHEET C2.1.

NOTE: INFO SHOWN HERE IS PRELIMINARY BASED ON THE 25 YR - 24 HOUR STORM. ADDITIONAL CALCULATION WILL BE DONE AFTER PROJECT RECEIVES CITY PLANNING APPROVAL.

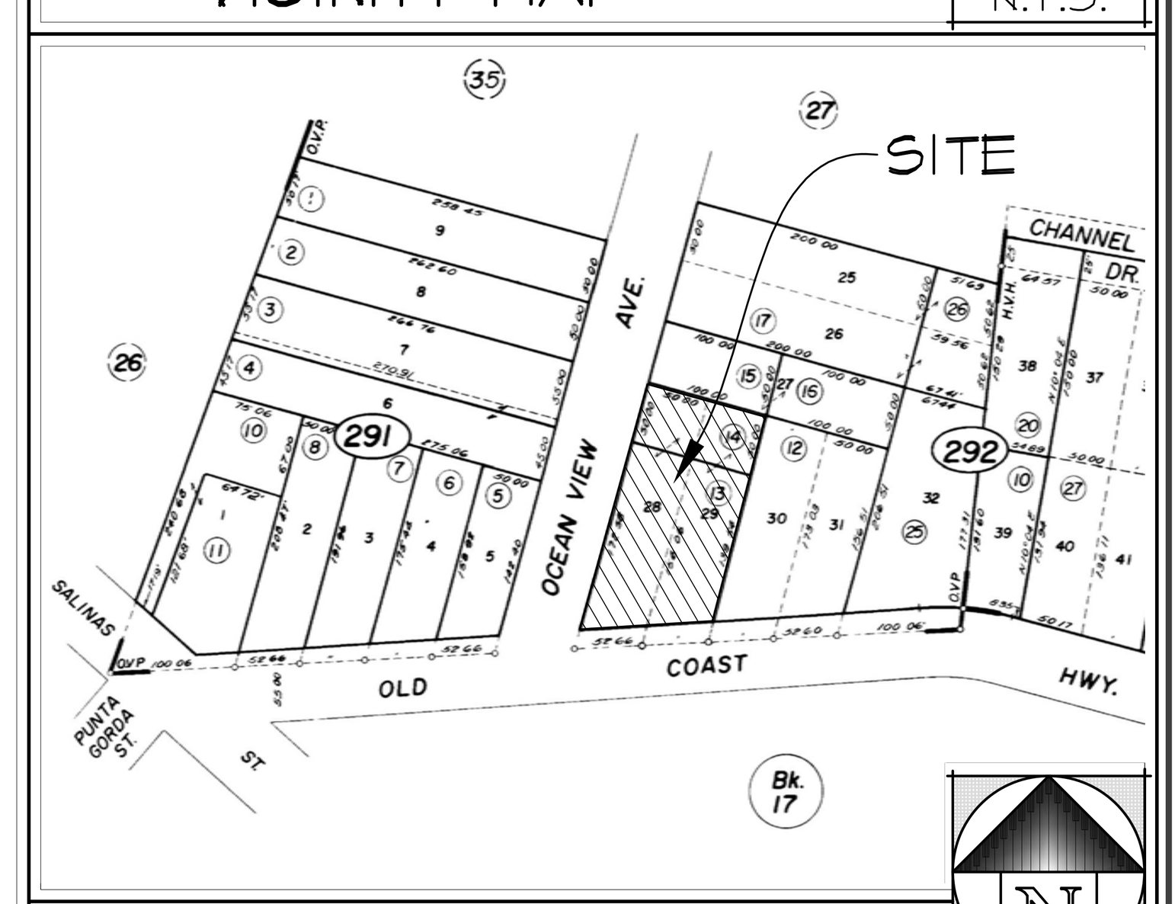
STORM WATER MANAGEMENT

BEFORE BUILDING INSPECTOR WILL GRANT CERTIFICATE OF OCCUPANCY AND FINALIZE THE BUILDING PERMIT, THE PROJECT CIVIL ENGINEER THAT DESIGNED THE POST-CONSTRUCTION BMP's MUST SUBMIT A STAMPED LETTER VERIFYING THAT ALL POST-CONSTRUCTION BMP's WERE INSTALLED AS APPROVED AND THAT THEY COMPLY WITH THE CITY's TIER 3 STORM WATER REQUIREMENTS. ALTERNATIVELY, YOU MAY CHOOSE TO HAVE THE BUILDING AND SAFETY DIVISION CERTIFY COMPLIANCE ON BEHALF OF THE CITY.

STORM WATER MANAGEMENT CERTIFICATION



VICINITY MAP N.T.S.



ASSESSORS MAP N.T.S.

PROJECT ADDRESS:	8 OCEAN VIEW AVE. SANTA BARBARA, CA. 93103
OWNER:	ROSS VAISBURD 152 S. PECK DR. #99 BEVERLY HILLS, CA. 90212 (310) 741-806
PROPOSED WORK:	GRADING, DRAINAGE, PAVING, UTILITIES & RELATED SITE WORK & EROSION CONTROL.
APN: APO:	015-292-013 & 015-292-014 (TO BE MERGED)
LAND USE ZONE:	C-P
LOT AREA:	0.44 ACRES/19,350 S.F. (NET)
FLOOD ZONE:	ZONE 'X' MINIMAL HAZARD
FIRE SPRINKLERS:	YES SEPARATE PERMIT NFPA 13D
GRADING QUANTITIES:	SEE SPEC SECTION 2253 THIS SHEET

PROJECT DATA

1. TOPOGRAPHICAL SURVEY BY: WATERS CARDENAS LAND SURVEYING, LLP DATED JAN. 2017, PH# 805-967-4416
2. ARCHITECTURAL DRAWINGS BY: ACME ARCHITECTURE, PH# 805-886-9834
3. LANDSCAPE DRAWINGS BY: ARCADIA STUDIO, PH# 805-962-9055
4. SOILS INVESTIGATION & INFILTRATION TEST REPORT BY: BRAUN & ASSOC. DATED MARCH 3, 2022. PH# 805-688-5429

REFERENCES

1. WATER	CITY OF SANTA BARBARA	1-805-564-5413
2. SEWER	CITY OF SANTA BARBARA	1-805-564-5413
3. GAS	THE GAS COMPANY	1-800-427-2200
4. CABLE T.V.	COX COMMUNICATIONS	1-805-683-6651
5. TELEPHONE	VERIZON	1-800-483-4000
6. ELECTRICITY	SOUTHERN CALIFORNIA EDISON	1-800-684-8123

UTILITY COMPANY & CONTACTS

SHEET INDEX

PROPERTY OWNER AGREES TO MAINTAIN PROPOSED BMP's (UNDERGROUND STORM CHAMBERS) PURSUANT TO SBMC 22.87.050.

OWNER NAME ______ OWNER SIGNATURE ______ DATE ______

STORM WATER BMP MAINTENANCE AGREEMENT

ADA ACCESS IS NOT REQUIRED FOR THIS PROJECT.

ADA COMPLIANCE

STAMP

MIKE GONES CIVIL ENGINEER
RCE 38168
1219 1/2 LAGUNA ST.
SANTA BARBARA, CA 93101
ph: (805) 966-2259
fax: (805) 966-3800
mikegonesce@cox.net

RESIDENTIAL DEVELOPMENT
8 OCEAN VIEW AVE.
SANTA BARBARA, CA.

Drawings by EG
DATE: 3/22/2022
REVISIONS:

JOB No: 21755

C1.0

SHEET 1 of 6

STORM WATER INFILTRATION REPORT

Braun & Associates Inc.

November 23, 2021

Ross Vaisburd
C/o Keith Rivera
152 S. Peck Dr., Unit 99
Beverly Hills, CA 90212

Re: Storm Water Infiltration Design, 8 Ocean View Ave., Santa Barbara, CA

Dear Mr. Vaisburd:

Per our agreement this report is for infiltration design recommendation at the referenced project. Our testing was conducted using the leach line test method to determine the infiltration rate of the native soils. A description of our testing method and results are presented below.

Infiltration testing is conducted by drilling a 12-inch diameter holes in a triangular pattern where possible within the desired area. Testing is conducted by presaturating the hole with 12 inches of water for a period of 24 hours. Once the presaturation is completed testing is performed. The test procedure consists of placing 6 inches of water in the bottom of the hole and monitoring the drop at a time period of between 5 and 15 minutes. Each reading is then taken, and the water level is reestablished at the initial height. Readings are then taken until the drop in the water elevation is noted to repeat and become consistent. Infiltration test results based on this constant value are shown below:

Test No.	Depth of Test	Infiltration Rate (Inches per Hour)
1	5.0	1/4"
2	5.0	1/8"
3	3.5	1/2"

Please be aware the infiltration rate is based on native in place soils. Regrading will substantially affect the infiltration rate. It is expected grading will be limited to the structures while the rest of the parcel will remain ungraded.

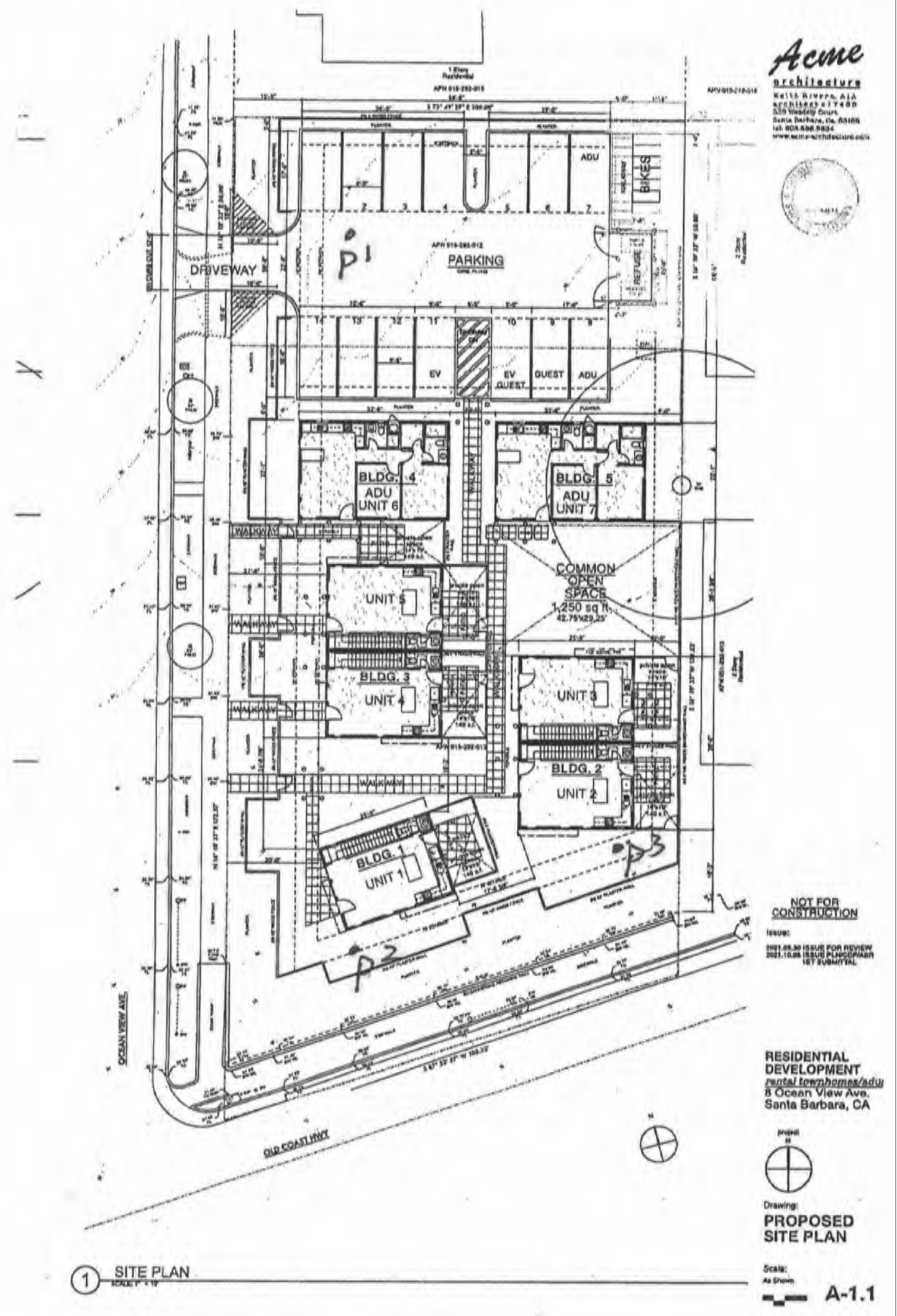
Location of Infiltration Pits, Bio-Swales and temporary storm water retention structures which are used to hold and allow infiltration of storm water into the surrounding soil shall conform to the following minimum horizontal distance setback requirements per current California Plumbing Code Table H 101.8.

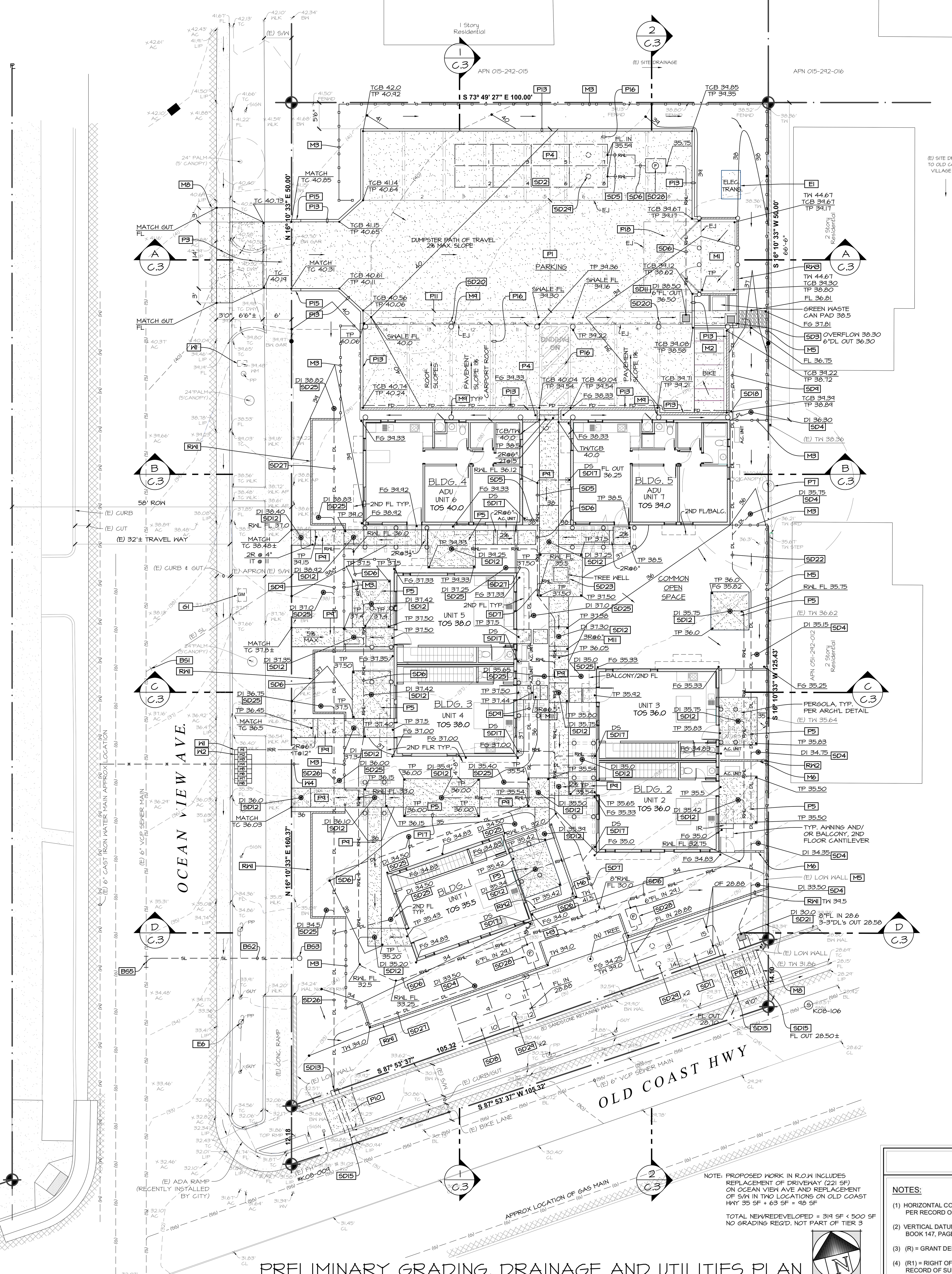
Buildings or structures........8 feet
Property lines........5 feet
Water wells........100 feet
Streams........100 feet
Distribution boxes........5 feet

Should you have any further questions regarding this matter please feel free to call me at (805) 688-5429.

Sincerely,
BRAUN & ASSOCIATES, INC.

Mark D. Braun
MDB/dsc





PRELIMINARY GRADING, DRAINAGE AND UTILITIES PLAN

NOTES:
1. SEE ARCHITECTURAL DRAWING FOR EXACT DOWNSPOUT LOCATIONS.
2. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND FENCING.
3. SEE DRWGS. BY OTHER FOR ADDITIONAL U.G. CONDUITS FOR IRRIGATION, SITE LIGHTING ETC.
4. SEE SHEET C2.1 FOR DEMOLITION OF EXISTING IMPROVEMENTS.
5. ALL IMPERVIOUS SURFACES DRAIN TO RAIN WATER LINES (RWL) FOR TREATMENT.
6. ALL PERVIOUS SURFACE DRAINS TO DRAIN LINES (DL) NO TREATMENT.

SYMBOLS

AC	ASPHALT PAVEMENT
AD	AREA DRAIN
BC	BEGIN CURB
BD	BUILDING DRAIN
B/E	BUILDING ENVELOPE
BOF	BOTTOM OF FOOTING
BOK	BOTTOM OF KEY
BOL	BOLLARD
BS	BUILDING SEWER
BWV	BACK WATER VALVE
CI	CAST IRON
CTSK	COUNTERSUNK
CO	CLEAN OUT/CURB OUTLET
CP	CONTROL POINT
D/E	DEVELOPMENT ENVELOPE
DI	DRAIN INLET
DL	DRAIN LINE
DO	DRAIN OUTLET
DS	DOWN SPOUT
DTW	DRAIN THRU WALL
(E)	EXISTING
EJ	EXPANSION JOINT
EL	EASEMENT LINE
EP	EDGE OF PAVEMENT
FD	FRENCH DRAIN
FF	FINISH FLOOR/TOP OF SLAB
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FLAGSTONE
F/L	FIRELINE
G	GRADE
GB	GRADE BREAK
GM	GAS METER
GV	GATE VALVE
HB	HOSE BIP
HL	HOSE LINE
HP	HIGH POINT
IP	IRON PIPE
IRR	IRRIGATION
IV	IRRIGATION VALVE
LA	LANDSCAPE ARCHITECT
LD	LEACH DRAIN
LL	LEACH LINE
LS	LICENSED SURVEYOR
MH	MAN HOLE
(N)	NEW
NIC	NOT IN CONTRACT
OF	OVERFLOW
OH	ROOF OVERHANG
OHW	OVERHEAD WIRES
PL	PROPERTY LINE
PLT	PLANTER
PP	POWER POLE
PR	PRESSURE REGULATOR
(R)	REMOVE
ROW	RIGHT OF WAY
RWL	RAIN WATER LINE
SB	SPLASH BLOCK
SMH	SEWER MANHOLE
SL	SEWER LATERAL
SS	SANITARY SEWER
S/C	SAWCUT
S/W	SIDEWALK
TC	TOP OF CONCRETE
TCB	TOP OF CURB
TD	TOP OF DECK
TF	TOP OF FLAGSTONE OR FENCE
TGR	TOP OF GUARDRAIL
TP	TOP OF PAVEMENT
TR	TREE
TOS	TOP OF SLAB
TS	TOP OF SLOPE
TSW	TOP OF SIDEWALK
TW	TOP OF WALL
UNO	UNLESS NOTED OTHERWISE
VLT	VAULT
WV	WATER VALVE
WM	WATER METER
(99.1)	(E)ELEVATION
99.0	(N)ELEVATION
---(101)---	(E)CONTOUR
—102—	(N)CONTOUR
→	DIRECTION OF SURFACE DRAINAGE
SB/TP	SOIL BORING/TEST PIT
●	UTILITY POLE
⊕	PROPERTY CORNER

CONSTRUCTION NOTES

BS1 (E) 4" SEWER LATERAL TO BE ABONDONED. CUT AND CAP AT WYE.
BS2 INSTALL 4" SEWER LATERAL PER CITY STD DET.
BS3 INSTALL SEWER CLEANOUT. SEE DET. 4/C4.0
BS5 CITY CREWS TO CONNECT SEWER LATERAL TO MAIN PER CITY STD DET. EXACT LOCATION TO BE FIELD VERIFIED.
BS8 INSTALL 4" BLDG SEWER @ 2% MIN SLOPE.

C1 INSTALL PULL BOX FOR CABLE TV FOR EACH UNIT (LOCATION TBD).
C2 INSTALL 2" CONDUIT FOR CABLE TV FROM MAIN PULL BOX TO PULL BOX AT EACH UNIT (MAIN PULL BOX LOCATION AND DISTRIBUTION TO PULL BOX AT EACH UNIT TO BE DETERMINED).
C3 INSTALL CONDUIT FROM POLE TO MAIN PULL BOX AS REQUIRED BY CATV TO SERVE 9 UNITS.

D1 REMOVE TREE.
D2 REMOVE GARAGE.
D3 REMOVE DRIVEWAY.
D4 REMOVE PATIO/WALKWAY.
D5 REMOVE EXISTING DUPLEX.
D6 REMOVE PORCH.
D7 REMOVE STEPS.
D8 REMOVE SHED.
D9 REMOVE CURB & GUTTER.

E1 INSTALL SCE U.G. TRANSFORMER & PAD (ELEV.) PER ELECT. DRWGS.
E2 VERIFY POINT OF CONNECTION w/SCE/ELECT. DRWGS.
E3 INSTALL SCE CONDUIT FROM (E) POWER POLE TO (N) TRANSFORMER.
E4 INSTALL 100 AMP METER MAINS FOR EACH UNIT AND BASE METER. SEE ELECT. DRWG's FOR ADDITIONAL INFO.
E5 INSTALL U.G. CONDUIT TO EA UNIT PER ELECT. DRWGS.
E6 REPLACE SCE COBRA HEAD LIGHT AND REPLACE WITH CITY STANDARD TYPE B "SLIM LINE" STREET LIGHT

G1 (E) GAS METER TO BE REMOVED BY GAS CO.

M1 PROPOSED TRASH/RECYCLING/GREEN WASTE/TRELLIS PER ARCH.
M2 BIKE STORAGE.
M3 FENCE/GATE PER ARCH DRWGS.
M4 MAILBOXES PER ARCH.
M5 6' FENCE ON WALL PER DET. 13/C4.0 sim.
M6 PROVIDE 8"SQ OUTLET AT GRADE FOR DRAINAGE PASS THROUGH FENCE/WALL.
M7 NOT USED
M8 SAWCUT LINE.
M9 CARPORT POST PER ARCH/STRUCT. TYP.
M10 EXTEND PATIO EDGE TO 12" BELOW GRADE.
M11 CONSTRUCT CONCRETE STEPS PER DET. 3/C4.1. 3R@6", 2T@12".
M12 CONSTRUCT CONCRETE STEPS PER DET. 3/C4.1. 2R@6", 1T@12".

P1 CONSTRUCT CONCRETE DRIVEWAY AREA PER DET. 6/C4.0.
P2 INSTALL CURB OUTLET DRAIN TYPE B PER CITY OF S.B. STD. DET. D-05.1.
P3 INSTALL CURB, GUTTER, DRIVEWAY (PUBLIC S/W) PER CITY OF S.B. STD DET.
P4 INSTALL CONC. PARKING AREA PER DET. 6A/C4.0.
P5 INSTALL 4" CONC. PATIO w/#3's @ 18"OCEW OVER 4" SAND SLOPE TO DI.
P6 NOT USED
P7 PROVIDE FENCING AS REQ'D TO PROTECT OAK TREE DURING CONSTRUCTION. SEE LANDSCAPE PLAN FOR ROOT PROTECTION.
P8 REPLACE 9 LF OF PUBLIC S/W PER CITY STD. DET. x 7' WIDE.
P9 INSTALL 4" CONC. S/W PER DET. 2/C4.0 & 12/C4.0.
P10 REPLACE 5 L.F. OF PUBLIC S/W PER CITY OF SB STD DET. x 7' WIDE.
P11 INSTALL 3'W CONC. SWALE PER DET. 3/C4.0
P13 INSTALL CONC. CURB PER DET. 6/C4.1.
P14 INSTALL CURB & GUTTER PER DET. 7/C4.1. GUTTER = 12".
P15 TAPERED CURB END PER DET. 8A/C4.1.
P16 APPLY WHITE PAINT STRIPE PER SPEC. TYP. @ 7.
P17 PROVIDE THICKENED SLAB EDGE TO 8" BELOW GRADE.
P18 THIS SECTION OF DRIVEWAY TO BE 8" THICK w/ #5's @ 12"OCEW PER DET. 6B/C4.1 FOR TRASH TRUCK/LOADING (12 FT x 14 FT) ISOLATE WITH PERIMETER EXPANSION JOINT.
P19 EXTEND 6" CONC. WALL BELOW SLAB TO BE 8" BELOW GRADE.

RW1 CONSTRUCT PLASTER ON CMU WALL DETAIL 4/C4.1.
RW2 CONSTRUCT 6'0" H PLASTER ON CMU WALL. DETAIL 4/C4.1.
RW3 CONSTRUCT TRASH ENCL. WALL/CURB PER STRUCT. DRWGS.

SD1 INSTALL UNDERGROUND STORM WATER MANAGEMENT SYSTEM PER DET. 16, 21, 22/C4.0. USE 4-CULTEC 280HD CHAMBERS. CHAMBER FLOOR @ ELEV. 26.67. WATER STORAGE VOLUME REQ'D = 258 CU. FT. = 1935 GAL. STORAGE PROVIDED 256 CU. FT = 1935 GAL.
SD2 INSTALL UNDERGROUND STORM WATER MGT SYSTEM PER DET. 16, 21, 22/C4.0 USE 8 CULTEC 280 HD CHAMBER FLOOR ELEV. 33.50 WATER STORAGE VOLUME REQ'D 406 CU. FT = 3045 GAL. STORAGE PROVIDED = 516 CU.FT = 3870 GAL.
SD3 INSTALL OVERFLOW DRAIN IN PAVEMENT PER DET. 14/C4.0.
SD4 INSTALL YARD DRAIN PER DET. 19/C4,0 W=12".
SD5 INSTALL 4" RWL @ 2% MIN. SLOPE.
SD6 INSTALL 6" RWL @ 2% MIN. SLOPE.
SD7 INSTALL 8" RWL AT 2% MIN. SLOPE.
SD8 INSTALL UNDERGROUND STORM WATER MANAGEMENT SYSTEM PER DET. 16, 21, 22/C4.0. USE 4-CULTEC 280HD CHAMBERS. CHAMBER FLOOR @ ELEV. 27.67. WATER STORAGE VOLUME REQ'D = 258 CU. FT. = 1935 GAL. STORAGE PROVIDED 256 CU. FT = 1935 GAL.
SD9 INSTALL 6" DL @ 2% MIN SLOPE.
SD10 NOT USED
SD11 INSTALL DRAIN INLET IN PAVEMENT PER DET. 11/C4.1 W=18".
SD12 INSTALL PATIO/WALKWAY DRAIN PER DET. 11/C4.0. W=4". CONNECT TO RWL.
SD13 TRANSITION 8" DL TO (2) 3" DL AT BACK OF WALL WITH CLEAN OUT TO GRADE.
SD14 INSTALL (2) 3" DL @ 2%. REPLACE CITY SIDEWALK AS REQ'D PER CITY STD. DETAIL.
SD15 BORE HOLES IN CURB, 12" APART TO OUTLET 3" DL's PER CITY STD. DETAIL D-05.0.
SD16 INSTALL CLEAN OUT TO GRADE PER DET. 5/C4.0.
SD17 CONNECT DS TO RWL PER DET. 8/C4.0
SD18 CONNECT FD TO DL.
SD19 TRANSITION FROM 8" PVC TO 3-4" C.I. DL's.
SD20 OUTLET DS ONTO SWALE.
SD21 INSTALL YARD DRAIN PER DET. 19/C4.0 W=12" 6"OUTLET.
SD22 INSTALL 8" PVC DL AT 2% SLOPE.
SD23 INSTALL STRIP DRAIN PER DET. 1/C4.0.
SD24 INSTALL 8x6x6 TEE.
SD25 INSTALL YARD DRAIN PER DET. 17/C4.0. W=6".
SD26 INSTALL 8" DL AT 2% MIN. SLOPE.
SD27 INSTALL 4"DL AT 2% MIN. SLOPE.
SD28 INSTALL STORM CHAMBER PRE-TREATMENT FILTER PER DET. 17/C4.0.
SD29 INSTALL STORM CHAMBER INSPECTION PORT PER DET. 20/C4.0 (x2). 3 LOCATIONS.

T1 INSTALL PULL BOX FOR TELEPHONE SERVICE FOR EACH UNIT (LOCATION TBD).
T2 INSTALL 2" TELEPHONE CONDUIT FROM MAIN PULL BOX TO PULL BOX AT EACH UNIT.
T3 INSTALL CONDUIT FROM POLE TO MAIN PULL BOX AS REQUIRED BY TEL. TO SERVE 9 UNITS.

W1 EXISTING WM TO BE RELOCATED APPROX 80' SOUTH AND TO SERVE AS LANDSCAPE IRRIGATION METER. INSTALL BACKFLOW PREVENTION ASSEMBLY.
W2 INSTALL 7 (N) WATER METERS (1 PER UNIT FOR DOMESTIC AND FIRE SPRINKLERS). ALL METER BOXES TO HAVE UNIT ADDRESS OR "IRRIG" DESIGNATED IN/ON METER BOX AS REQ'D BY CITY. CITY STD DET. W-05.1, W-05.0 AND W-05.5 TYPE 13D MANIFOLD, W-06.0.
W3 INSTALL 2" WATER SERVICE/MANIFOLD LINE FROM MAIN TO METERS PER SB STD DET. W-05.2.
W4 EXTEND 1" PVC WL TO ALL UNITS (9 INDIVIDUAL PIPES).
W5 INSTALL PR AND WV AT EA. UNIT.
W10 APPROXIMATE LOCATION OF WALL MOUNTED FIRE SPRINKLER VALVE, ALARM EA. UNIT.

PLUMBING FIXTURE COUNT

FIXTURES (PER UNIT)

ADU (UNIT 6&7)	# x FU	=	TOTAL
KIT SINK	1x2		2
CLOTHES WASHER	1x2		2
LAV	2x1		2
WC	2x4		8
TUB/SHOWER	1x2		2
SH	1x2		2
SUB TOTAL			18
FOR ADU 2 UNITS x 16 FU		=	36 FU

UNITS (1-5)	# x FU	=	TOTAL
KIT SINK	1x2		2
CLOTHES WASHER	1x2		2
LAV	3x1		3
WC	3x4		12
TUB/SHOWER	2x2		4
SUB TOTAL			23
FOR UNITS 1-5 : 5 UNITS x 23 FU =			115 FU
TOTAL ALL UNITS			138

PER CPC, MAX ALLOW FIXTURE UNITS FOR 4" DIA PIPE IS 216 F.U. (>138) THEREFORE 4" DIA PIPE IS ACCEPTABLE.

SURVEY NOTES

NOTES:

(1) HORIZONTAL COORDINATE BASIS IS NAD 83 (EPOCH 1991.35) PER STA 0015 PER RECORD OF SURVEY BOOK 147, PAGES 70-74 .

(2) VERTICAL DATUM IS NAVD 88 PER STA 0015 PER RECORD OF SURVEY BOOK 147, PAGES 70-74 . ELEVATION = 79.40 FEET

(3) (R) = GRANT DEED PER INSTRUMENT No. 2021-0052042 OF OFFICIAL RECORDS, ROTATED TO NAD 83.

(4) (R1) = RIGHT OF WAY PER PACKARD HOME SUBDIVISION MAP PER RECORD OF SURVEY BOOK 13, PAGE 36 ROTATED TO NAD 83.

(5) ○ = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED

(6) ◉ = FOUND MONUMENT AS NOTED

(7) ALL SURROUNDING PARCELS SHOWN HEREON ARE PER CURRENT ASSESSORS PARCEL MAPS

UNDERGROUND SERVICE ALERT

CALL BEFORE YOU DIG

CALL 811

ATTENTION:

ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM THE BEST AVAILABLE SOURCES AND ARE PRESUMED TO BE ACCURATE AND COMPLETE, BUT SINCE THE INFORMATION WAS OBTAINED FROM OTHERS, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY, LOCATE, AND PROTECT ALL UTILITIES AND SUBSTRUCTURES SHOWN OR NOT SHOWN.

MARK OUT PROPOSED EXCAVATION AREA IN WHITE PAINT OR PROVIDE OTHER SUITABLE MARKINGS.

CALL UNDERGROUND SERVICE ALERT AT 811 FROM 6AM TO 7PM, MONDAY THROUGH FRIDAY (EXCLUDING HOLIDAYS) AT LEAST TWO BUSINESS DAYS BEFORE DIGGING. NOTIFYING UNDERGROUND SERVICE ALERT PRIOR TO EXCAVATION IS REQUIRED BY CALIFORNIA STATE LAW. FAILURE TO COMPLY CAN CARRY HEAVY FINES. UNDERGROUND SERVICE ALERT WILL CONTACT LOCAL UTILITIES TO MARK THE LOCATION OF ALL UTILITY-OWNED LINES FOR FREE.

WAIT UNTIL THE UTILITY COMPANY EITHER MARKS ITS PIPELINES AND INDICATES PIPE MATERIAL AND DIAMETER – OR ADVISES YOU THE AREA IS CLEAR OF ITS PIPES BEFORE YOU START DIGGING.

USE ONLY HAND TOOLS WITHIN 24 INCHES OF EACH MARKED UTILITY LINE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES BEFORE USING ANY POWER EXCAVATION EQUIPMENT IN THE AREA. MEASURE THE 24 INCHES FROM THE INDICATED OUTSIDE DIAMETER ON EACH SIDE OF THE PIPE.

STAMP

MIKE GONES CIVIL ENGINEER
RCE 38168
1219 1/2 LAGUNA ST.
SANTA BARBARA, CA 93101
ph: (805) 966-2259
fax: (805) 966-3800
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RESIDENTIAL DEVELOPMENT

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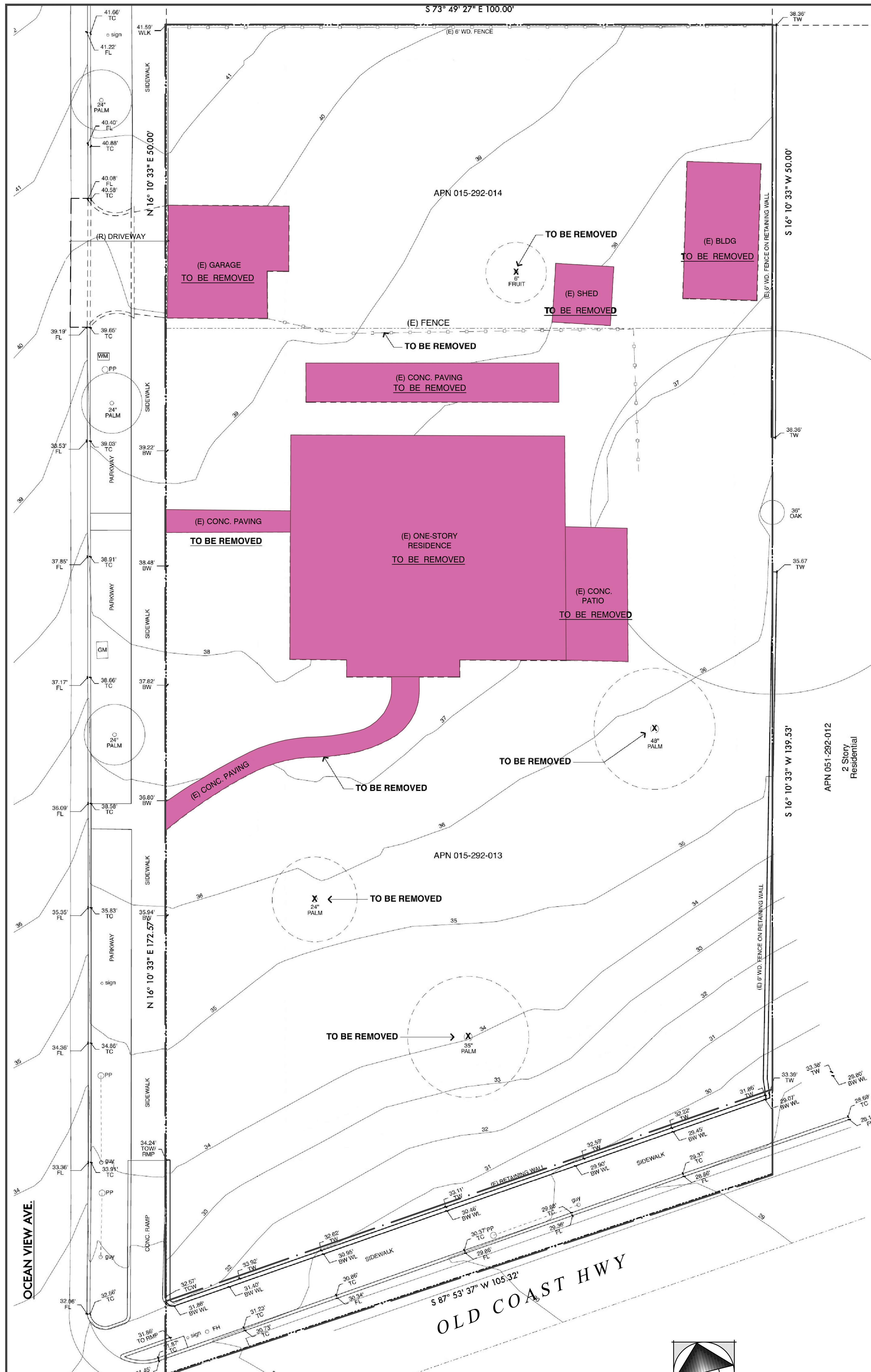


SITE DEMOLITION PLAN

1 IN = 10 FT

		SQ. FT.	
(orange)	ROOF AREA	5903	
(blue)	IMPERVIOUS PAVEMENT	4993	
(green)	ROW IMPERVIOUS PAVEMENT	194	
(magenta)	DEMOLITION/REMOVAL OF IMPERVIOUS	3172	
(hatch)	(E) IMPERVIOUS REPLACED w/ NEW IMPERVIOUS	2319	USE FOR CITY SWMP
(cross-hatch)	(N) IMPERVIOUS OVER (E) PERVIOUS	8730	USE FOR CITY SWMP
(hatch)	REMOVED IMPERVIOUS	846	USE FOR CITY SWMP

STORM WATER MANAGEMENT AREA STUDY

NOTES: 1. SEE SHEET C1.0 FOR ADDITIONAL STORM WATER MANAGEMENT REQUIREMENTS.

1 IN = 10 FT

STORM WATER MANAGEMENT STUDY

THE FOLLOWING INFORMATION IS BASED ON CITY STORM WATER BMP GUIDANCE MANUAL & GRADING PLAN BY MIKE GONES, DATED FEB, 2022.

1. PROJECT IS TIER 3 (MULTI-FAMILY RESIDENTIAL > 1999 S.F. NEW OR REPLACED IMPERVIOUS SURFACE AREA).
2. SITE ASSESSMENT
   A. GENTLE SLOPE
   B. SYCAMORE WATERSHED
   C. SILTY SANDY SOIL
   D. SITE SLOPES SOUTH APPROX. 5%
   E. NO GROUND WATER ANTICIPATED
   F. MINIMAL FLOOD HAZARD
   G. SITE IS ADJACENT TO PUBLIC STREET

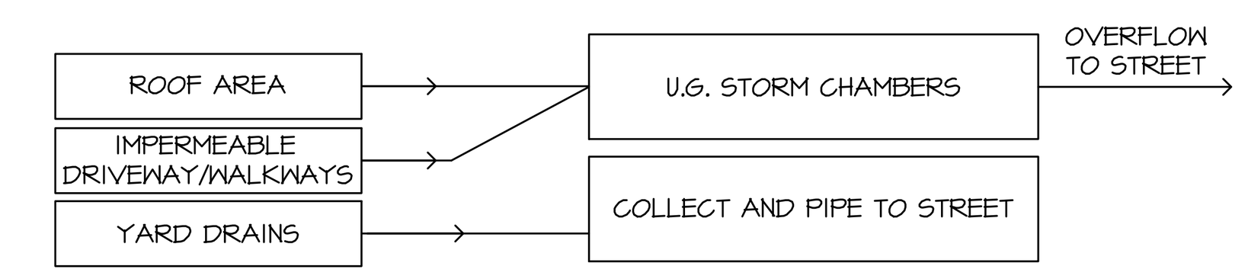
   I. POLLUTANTS OF CONCERN:
   - TRASH - NOT AN ISSUE, RESIDENTIAL PROPERTY
   - NUTRIENTS - TO BE TREATED BY STORM WATER BMP
   - BACTERIA - NOT AN ISSUE SEWER IS CONNECTED TO PUBLIC SEWER
   - SEDIMENT - ONLY AN ISSUE DURING CONST. SEE EROSION CONTROL PLAN.
   - HYDROCARBON - TO BE TREATED BY STORM WATER BMP
   - METAL - NOT AN ISSUE FOR RESIDENTIAL PROJECT
   - PESTICIDE - WILL BE ADDRESSED IN LANDSCAPE PLAN
3. SOILS REPORT. SOILS INVESTIGATION BY BRAUN & ASSOC. DATED 2022.
4. SITE DESIGN BMP OPTIONS:
   (E) RUNOFF PATTERNS TO BE HONORED.
5. BASIC BMP'S - TIER 3.
6. STORM WATER BMP OPTION SELECTED: UNDERGROUND STORM CHAMBERS.
7. THIS CHART BELOW USED TO CALC Q PRE & Q POST

A. IMPERVIOUS AREAS (SQ. FT.)	(E)	PROPOSED	CHANGE
1. ROOF AREA	2480	5903	+ 3423
2. PATIO/WALKWAY	692	1667	+ 975
3. DRIVEWAY/PARKING	0	3495	+ 3495
4. SUB-TOTAL	3172	11065	+ 7893
B. PERVIOUS (SQ. FT.)	(E)	PROPOSED	CHANGE
1. DRIVEWAY/WALKWAY	0	0	0
2. LANDSCAPE	16178	8285	-7893
3. SUB-TOTAL	16178	8285	-7893
TOTAL A4 + B3	19350	19350	0

IMPERVIOUS AREA DATA: (PER CITY SWMP DEFINITION)
NEW IMPERVIOUS AREA = 8730 S.F.
REPLACED IMPERVIOUS AREA = 2319 S.F.
REMOVED IMPERVIOUS AREA = 846 S.F.

SUMMARY: PROJECT PROPOSES 11049 S.F. (>2000 S.F.) NEW OR REPLACED IMPERVIOUS SURFACE AREA, THEREFORE, IS TIER 3. TREAT AND RETAIN 1"/24 HR STORM. SEE HYDROLOGY STUDY CALCS THIS SHEET FOR STORM WATER BMP SIZING INFORMATION.

8. STORM DRAIN SCHEMATIC



PRELIM HYDROLOGY STUDY

NOTE: FINAL REVISION WILL INCLUDE CALCS FOR Q2-Q25

Peak Runoff Discharge Requirements (Limit runoff to Q_{25pre}):

$Q_{25}pre$ = CIA (cfs)
= [0.95x2.9x(3172/43560)] + [0.71x2.9x(16178/43560)]
= 0.20 + 0.76
= 0.96 cfs

$Q_{25}post$ = CIA (cfs)
= [0.95x2.9x(11065/43560)] + [0.71x2.9x(8285/43560)]
= 0.670 + 0.39 cfs
= 1.06 cfs

% increase = (1.06-0.96)/0.46 = 0.104 (10.4%)

Q = CIA (cfs) (rational formula)
*C = 0.71 landscape *(per County Engineering Design Standards, runoff coefficiency vs. rainfall figure 2 of Blue Book)
C = 0.95 hardscape
I = 2.9 in/hr 25 yr storm (per County Flood Control intensity duration curves, figure 1 of Blue Book)
A = tributary area in acres

Volume Reduction Requirements (Storm Volume):

Compare $\triangle Vol_{25}$ (25 yr storm runoff volume to be retained on site) to 1.0 in/24 hr storm.

Per City of SB Storm Guidance Manual, Appendix C p. C-3:

$\triangle Vol_{25}$ – volume of runoff to be retained on site (cu. ft.)
= 0.5 x $\triangle Q_{25}$ x 2.67 x 720 (T_C in sec)
= 0.5 x (1.06 – 0.96) x 2.67 x 720
= 96.12 cu. ft.

For 1.0 in/24 hr storm
$Vol_{one\text{-}inch}$ = impervious area x 1.0 in/12 in/ft
= 7893 x 1.0/12 = 657.75 cu. ft.
$Vol_{one\text{-}inch} > \triangle Vol_{25}$ ∴ required storage = 657.75 cu. ft.

V_{wq} impervious area of entire site x 1.0 in/12 in/ft
= 11065 x 1.0/12 = 922 cu. ft.

Available storage per sheet C.2 of plans:
Use underground storm chambers by Cultec model 280HD.
Storage per chamber = 64.46 cu. ft.
No. of chambers required = 922.3 cu. ft/64.46 cu. ft. = 14 chambers
Use 16 chambers. See sheet C.2. of drwg's.

NOTE: CARPORT ROOF DRIVEWAY AND TRASH PAD RUN OFF TOTAL 4876 SF GOES TO NORTHERLY STORM CHAMBERS 4876 SF x 1"/12 = 406 CF
406 CF/64.5 CF/ CHAMBER = 6.3 CHAMBER (8 PROVIDED)
REMAINDER OF SITE IMPERVIOUS GOES TO SOUTHERLY CHAMBERS 11065-4876 SF = 6189 SF
6189 x 1"/12 = 516 C.F./64.5 CF PER CHAMBER = 8 CHAMBERS
(8 PROVIDED)

BMP INSPECTION

THE FOLLOWING IS A MANDATORY LIST OF INSPECTIONS BY THE CITY BUILDING INSPECTOR OR CITY QSP FOR ALL STORM WATER POST CONSTRUCTION BMP IMPROVEMENTS.

ITEM:	WHEN:
1. EXCAVATION FOR CHAMBER	BEFORE GRAVEL FLOOR PLACED
2. INSTALLATION OF CHAMBERS & FILTER	BEFORE BACKFILLING WITH GRAVEL
3. INSTALLATION OF RWL's	BEFORE BURIAL
4. INSTALLATION OF ROOF GUTTERS, DS, DRAIN INLETS	UPON COMPLETION
5. FINAL WALK THROUGH	UPON COMPLETION OF JOB

STAMP

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RESIDENTIAL DEVELOPMENT

8 OCEAN VIEW AVE.
SANTA BARBARA, CA.

Drawings by EG
DATE: 3/22/2022
REVISIONS:

JOB No: 21755

C2.1

2975 EROSION CONTROL

2976 CATCH BASIN PROTECTION: A filter system shall be used on catch basin (drop inlets) in public and private streets, and parking areas as a means of sediment control. Alternate methods will require the approval of the city.

2977 SEDIMENT FILTER / BARRIERS: For all projects, a silt fence or straw wattle dike shall be installed along the down slope edge of the disturbed area prior to the commencement of grading. The sediment filter structures will be located so that all runoff from the construction site is filtered, or passes through a sediment detention basin prior to crossing a property line, entering a creek or entering the city storm drain basin. Sediment filter structures are to be inspected regularly by the city inspection staff during inspection scheduled by the contractor or engineer of record, and sediment removed when the depth of sediment is no more than one half the height of the structure. Silt fences and straw wattles shall be installed according to the standard references cited.

2978 SILT FENCES: Should be installed where sediment from sheet flow or rill and gully erosion will enter directly onto adjacent property. When installing, it is important the fabric material be anchored into a trench and backfilled. Maintenance of filter fences is similar to that of straw wattles in that the fabric must be inspected and needed repars implemented after every storm event. Sediment deposits should be removed when material reaches no more than a depth of one-half the fence height.

2979 PROTECTION OF EXISTING VEGETATION: As far as is practicable, existing vegatation shall be protected and left in place, in accordance with the clearing limits shown on the approved building, grading or public works and erosion control plans. The exception is where exotic plant materials are to be removed, or fire fuels to be reduced in accordance with an approved plan.

2980 MAINTAINANCE RESPONSIBILITY: It shall be the owner's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the soil erosion control plan. Owner / contractor shall be responsible for monitoring erosion and sediment control measures prior, during and after storm events. Monitoring includes maintaining a file. Documenting on-site inspections, problems encountered, corrective actions, and notes and a red-line map of remedial implementation measures.

2981 HAULING OF MATERIALS: Reasonable care shall be taken hauling and earth, sand, gravel, stone, debris or any hazardous substances over public street , alley of other public street. Should any blow, spill or track over and upon said public or adjacent private property, immediate clean-up shall occur. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceway.

2982 SANITARY FACILITIES: Shall be maintained on-site as appropriate.

2983 EROSION PREVENTION: During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CU.YDs shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and watercourses.

2984 POLLUTION ABATEMENT: Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

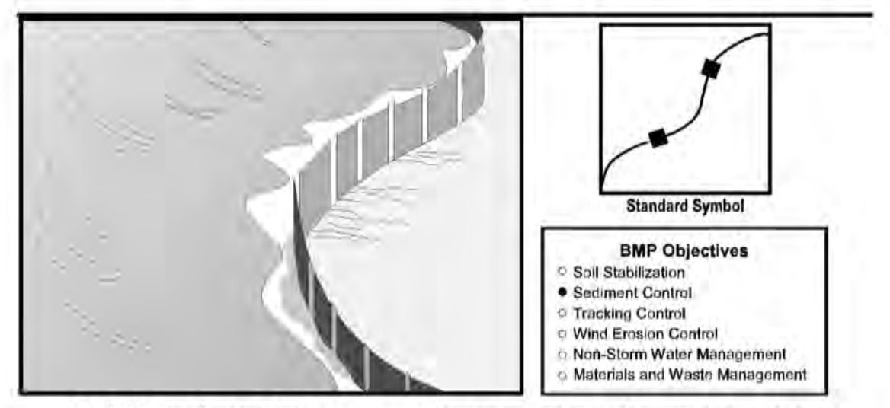
2985 RAINY SEASON RESTRICTIONS: The facilities shown on this plan are designed to control erosion and sediment during the rainy season, November 1 to April 15. Facilities are to be operable prior to October 15 of any year. Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediatley following grading on the slopes. This will include use of straw mulch and tackifier, and erosion control blankets.

2986 WINTERIZATION: This plan covers only the first winter following grading with assumed site conditions as shown on the detailed erosion control plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city. Plans are to be resubmitted for approval prior to August 15 of each subsequent year until site improvements are accepted by the city.

** EROSION CONTROL DETAIL NOTES **

THE DETAILS SHOWN BELOW ARE REPRESENTATIVE EXCERPTS FROM THE ACTUAL MULTIPLE PAGES OF INFORMATION FOR EACH STANDARD DETAIL. ALL ASSOCIATED PAGES OF THE DEATILS APPLY ALSO.

Silt Fence SC-1



Standard Symbol

BMP Objectives
- ○ Soil Stabilization
- ● Sediment Control
- ○ Tracking Control
- ○ Wind Erosion Control
- ○ Non-Storm Water Management
- ○ Materials and Waste Management

Definition and Purpose A silt fence is a temporary linear sediment barrier of permeable fabric designed to intercept and slow the flow of sediment-laden sheet flow runoff. Silt fences allow sediment to settle from runoff before water leaves the construction site.

Appropriate Applications Silt fences are placed:
- Below the toe of exposed and erodible slopes.
- Down-slope of exposed soil areas.
- Around temporary stockpiles.
- Along streams and channels.
- Along the perimeter of a project.

Limitations
- Not effective unless trenched and keyed in.
- Not intended for use as mid-slope protection on slopes greater than 1:4 (V:H).
- Must be maintained.
- Must be removed and disposed of.
- Don't use below slopes subject to creep, slumping, or landslides.
- Don't use in streams, channels, drain inlets, or anywhere flow is concentrated.
- Don't use silt fences to divert flow.

Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2003 — Section 4, Silt Fence SC-1, 1 of 6

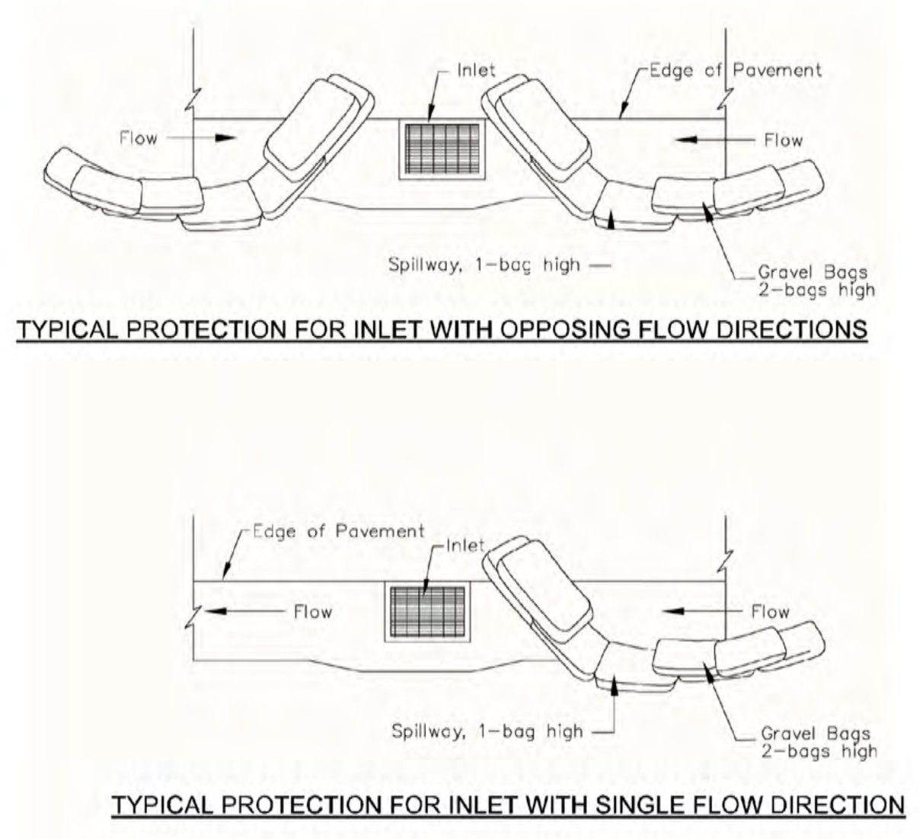
4 SILT FENCE N.T.S.

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVTIES:

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEINGTRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

1 BEST MANAGEMENT PRACTICES

Storm Drain Inlet Protection SC-10

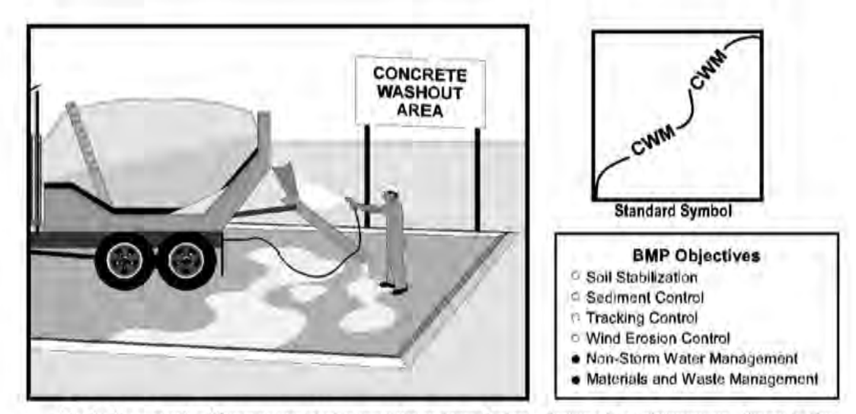


NOTES:
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2003 — Section 4, Storm Drain Inlet Protection SC-10, 7 of 7

5 INLET PROTECTION N.T.S.

Concrete Waste Management WM-8



Standard Symbol

BMP Objectives
- ○ Soil Stabilization
- ○ Sediment Control
- ○ Tracking Control
- ○ Wind Erosion Control
- ● Non-Storm Water Management
- ● Materials and Waste Management

Definition and Purpose These are procedures and practices that are designed to minimize or eliminate the discharge of concrete waste materials to the storm drain systems or watercourses.

Appropriate Applications
- Concrete waste management procedures and practices are implemented on construction projects where concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Where slurries containing portland cement concrete (PCC) or asphalt concrete (AC) are generated, such as from sawcutting, coring, grinding, grooving, and hydro-concrete demolition.
- Where concrete trucks and other concrete-coated equipment are washed on site, when approved by the Resident Engineer (RE). See also NS-8, "Vehicle and Equipment Cleaning."
- Where mortar-mixing stations exist.

Limitations
- None identified.

Standards and Specifications

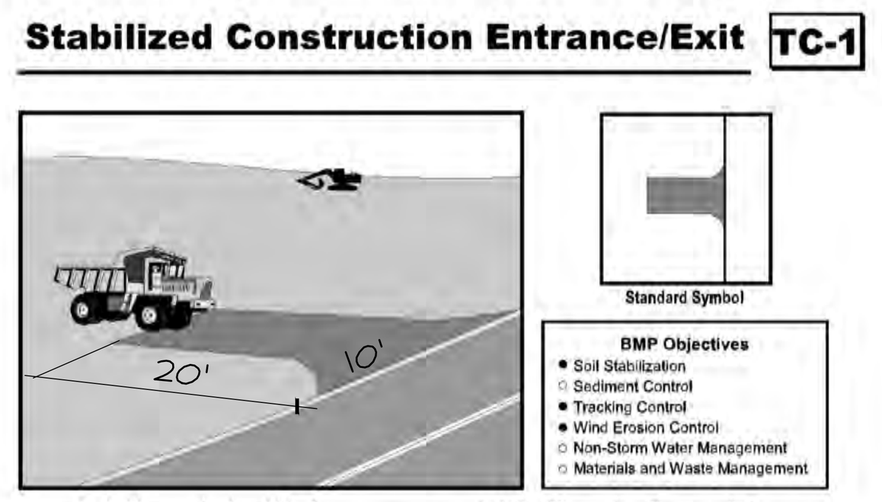
Education
- Educate employees, subcontractors, and suppliers on the concrete waste management techniques described herein.
- The Contractor's Water Pollution Control Manager (WPCM) shall oversee and enforce concrete waste management procedures.

Concrete Slurry Wastes
- PCC and AC waste shall not be allowed to enter storm drains or watercourses.

Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2003 — Section 8, Concrete Waste Management WM-8, 1 of 7

2 CONCRETE WASHOUT AREA N.T.S.

Stabilized Construction Entrance/Exit TC-1



Standard Symbol

BMP Objectives
- ● Soil Stabilization
- ○ Sediment Control
- ● Tracking Control
- ● Wind Erosion Control
- ○ Non-Storm Water Management
- ○ Materials and Waste Management

Definition and Purpose A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Appropriate Applications
- Use at construction sites:
  - Where dirt or mud can be tracked onto public roads.
  - Adjacent to water bodies.
  - Where poor soils are encountered.
  - Where dust is a problem during dry weather conditions.
- This BMP may be implemented on a project-by-project basis in addition to other BMPs when determined necessary and feasible by the Resident Engineer (RE).

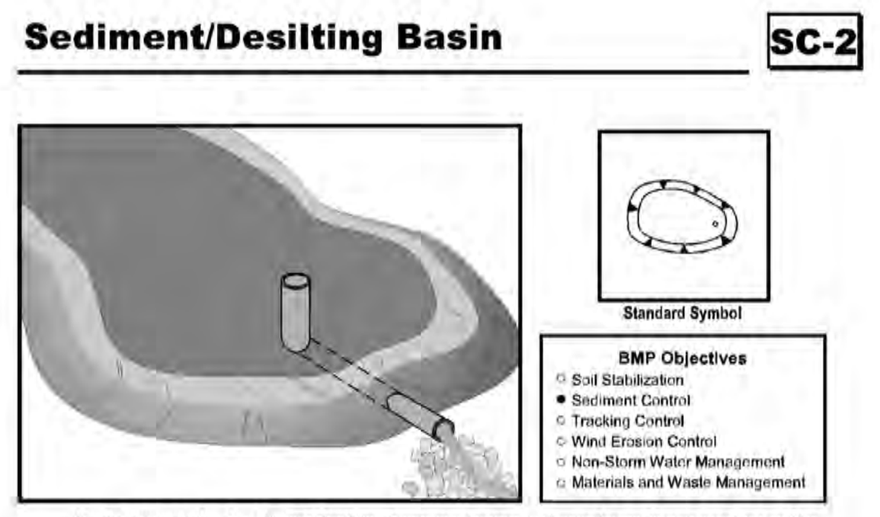
Limitations
- Site conditions will dictate design and need.

Standards and Specifications
- Limit the points of entrance/exit to the construction site.
- Limit speed of vehicles to control dust.
- Properly grade each construction entrance/exit to prevent runoff from leaving the construction site.
- Route runoff from stabilized entrances/exits through a sediment-trapping device before discharge.
- Design stabilized entrance/exit to support the heaviest vehicles and equipment that will use it.

Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2003 — Section 6, Stabilized Construction Entrance/Exit TC-1, 1 of 4

7 CONSTRUCTION ENTRANCE N.T.S.

Sediment/Desilting Basin SC-2



Standard Symbol

BMP Objectives
- ○ Soil Stabilization
- ● Sediment Control
- ○ Tracking Control
- ○ Wind Erosion Control
- ○ Non-Storm Water Management
- ○ Materials and Waste Management

Definition and Purpose A sediment/desilting basin is a temporary basin formed by excavating and/or constructing an embankment so that sediment-laden runoff is temporarily detained under quiescent conditions, allowing sediment to settle out before the runoff is discharged (refer to Figures 1 and 2).

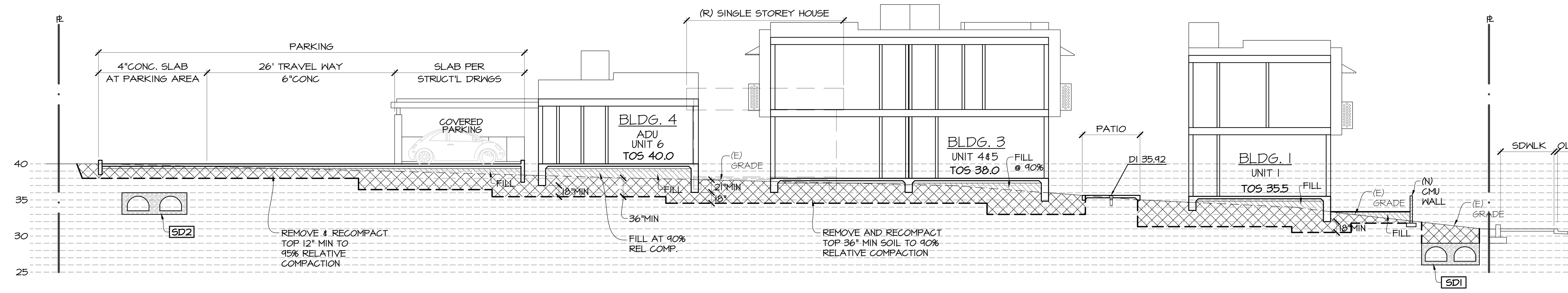
Appropriate Applications Sediment basins shall be designed in accordance with Section A of the State of California NPDES General Permit for Storm Water Discharges Associated with Construction Activities (General Permit). If there is insufficient area to construct a sediment basin in accordance with the General Permit requirements, then the alternate desilting design standards specified herein may be used. This BMP may be implemented on a project-by-project basis with other BMPs when determined necessary and feasible by the RE.

Sediment/Desilting Basins shall be considered for use:
- On construction projects with disturbed areas during the rainy season.
- Where sediment-laden water may enter the drainage system or watercourses.
- At outlets of disturbed soil areas with areas between 2 ha and 4 ha (5 ac and 10 ac).

Limitations
- Alternative BMPs must be thoroughly investigated for erosion control before selecting temporary desilting basins.
- Requires large surface areas to permit settling of sediment.
- Not appropriate for drainage areas greater than 30 ha (75 ac).
- Not to be located in live streams

Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2003 — Section 4, Sediment/Desilting Basin SC-2, 1 of 10

6 SEDIMENTATION BASIN N.T.S.



SECTION 1-1
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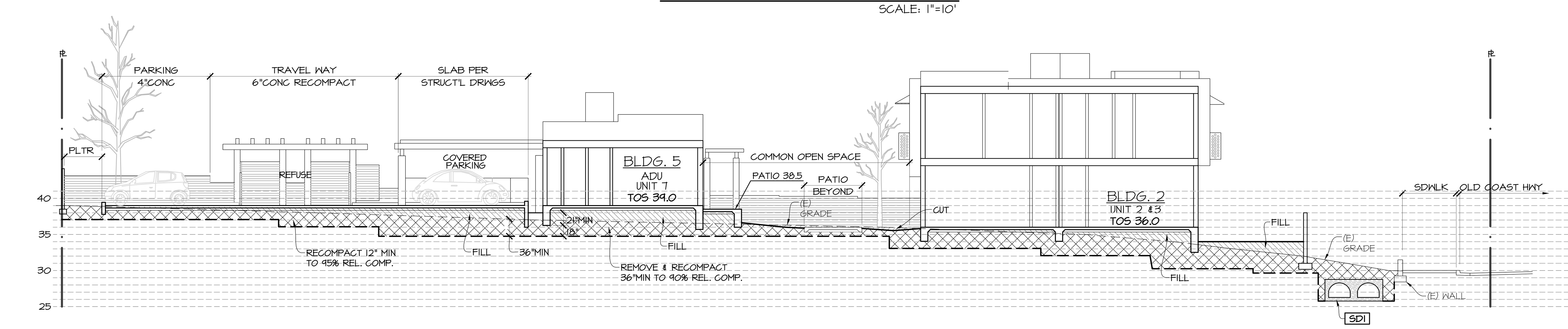

SECTION 2-2
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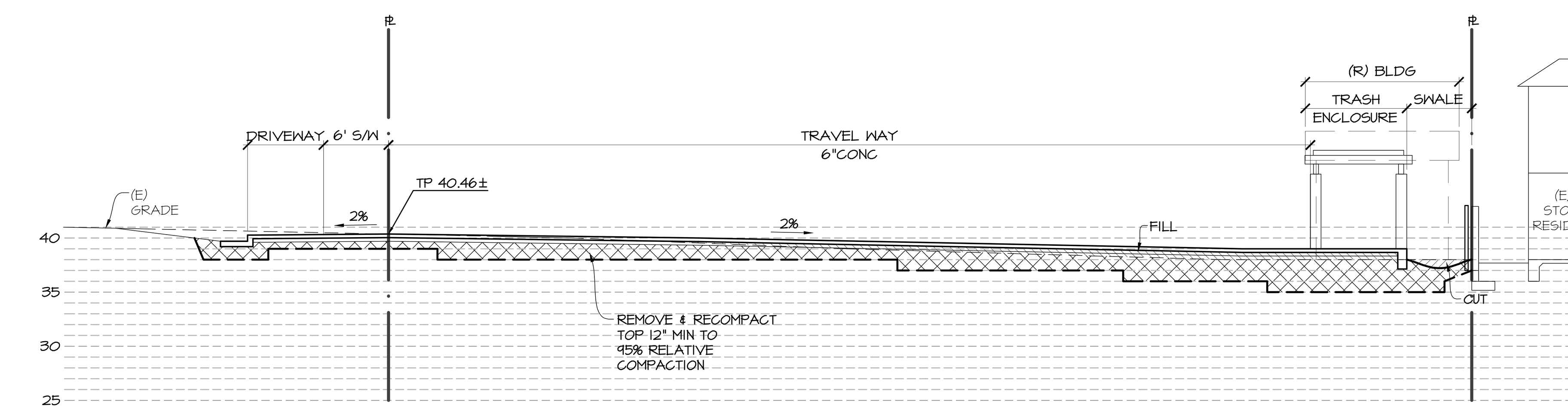

SECTION A-A
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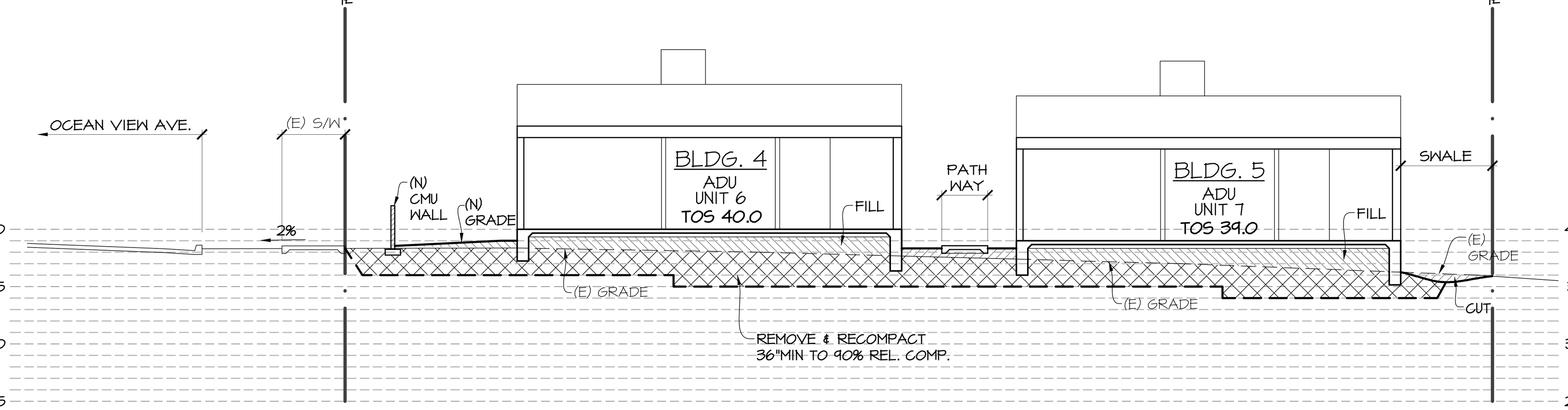

SECTION B-B
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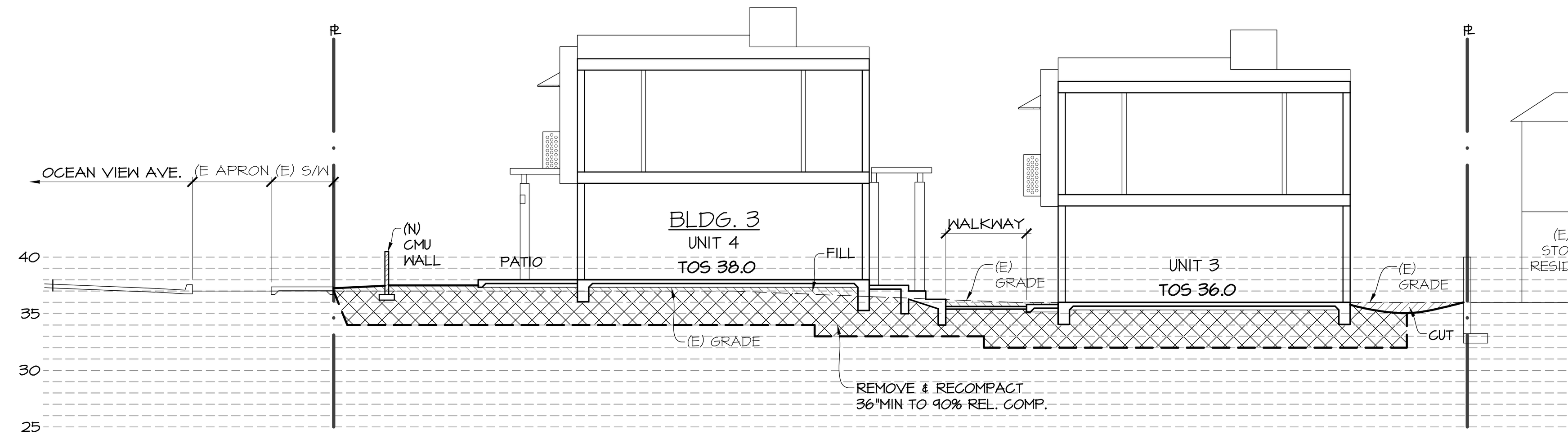

SECTION C-C
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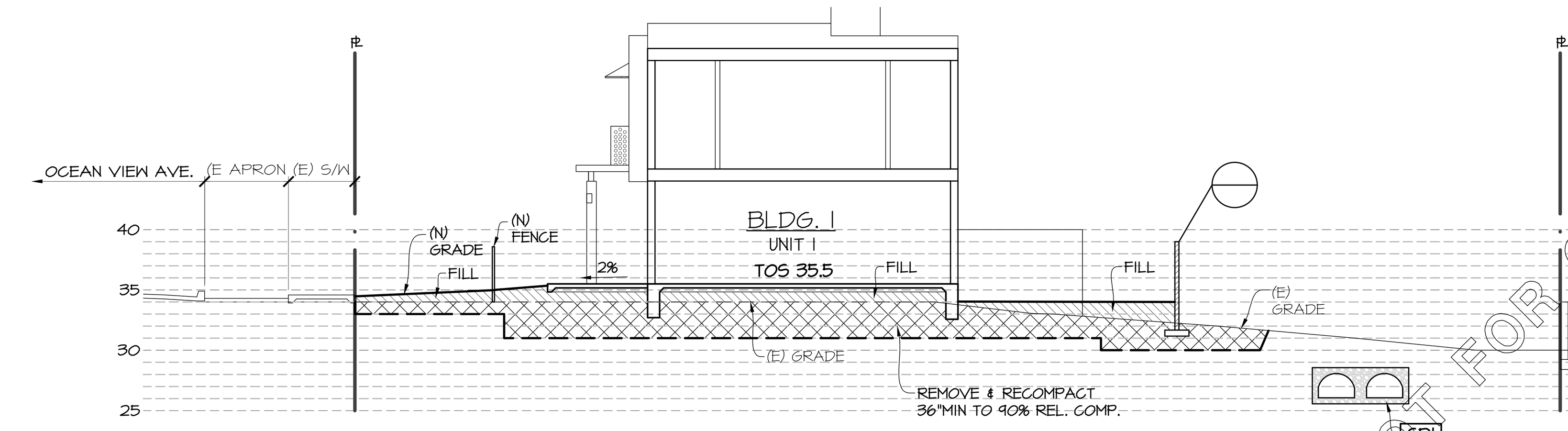

SECTION D-D
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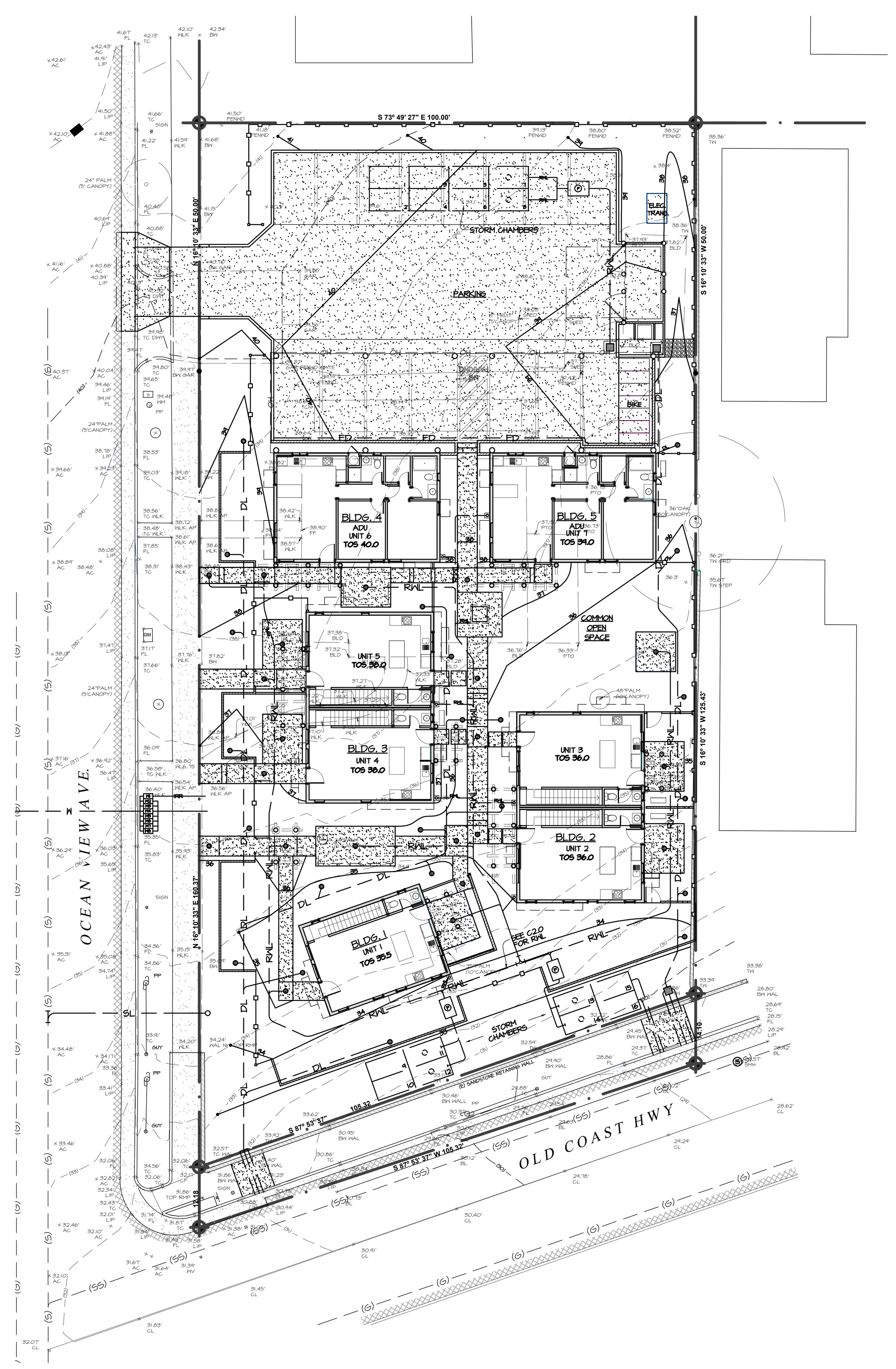

EROSION CONTROL PLAN

1 IN = 20 FT

STAMP

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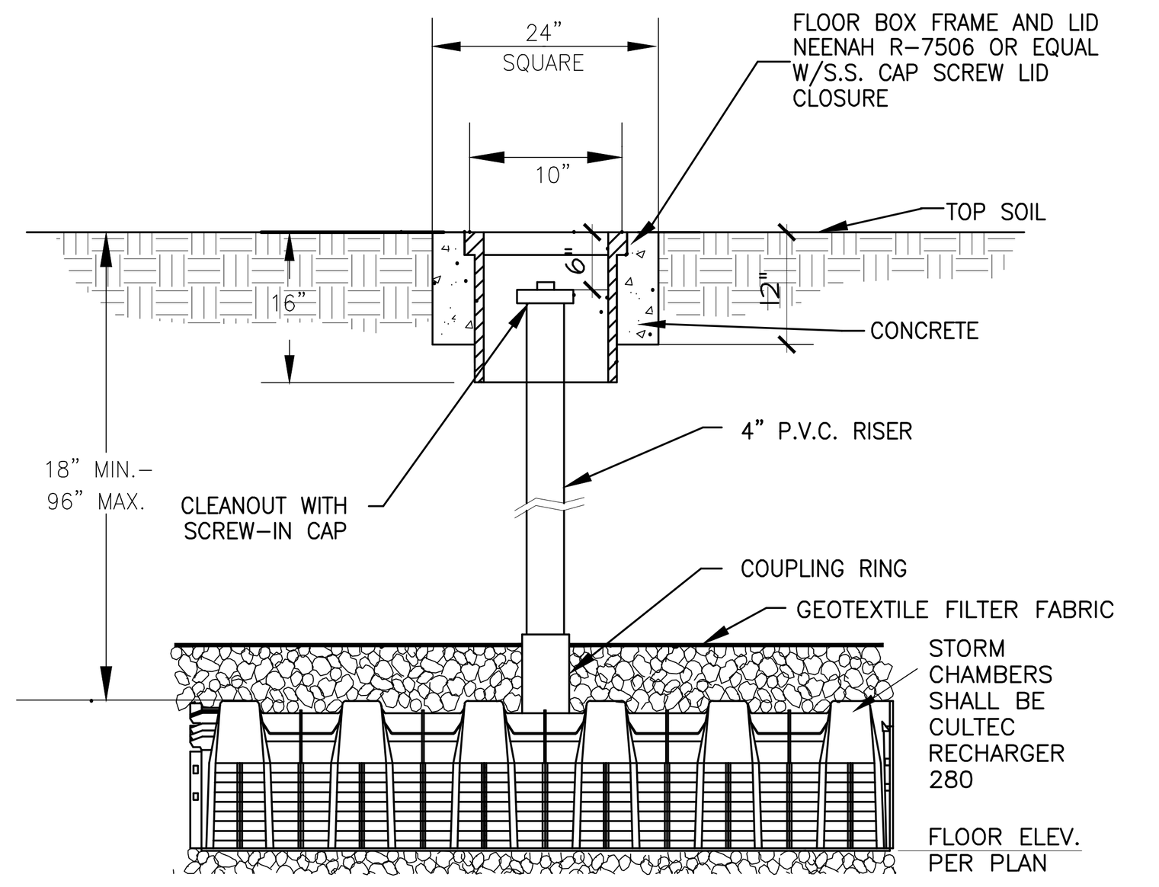
RESIDENTIAL DEVELOPMENT
8 OCEAN VIEW AVE.
SANTA BARBARA, CA.

Drawings by EG
DATE: 3/22/2022
REVISIONS:

JOB No: 21755

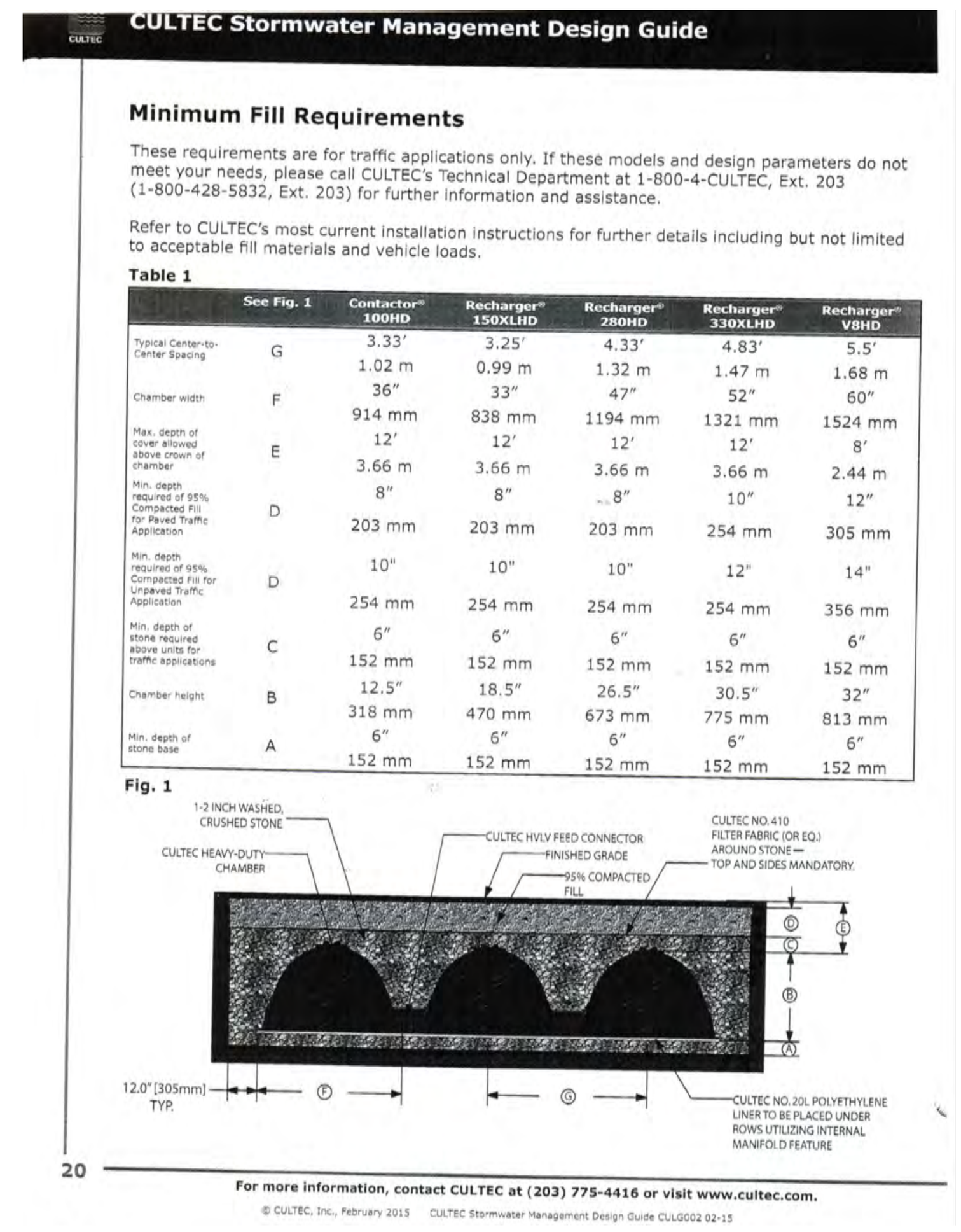
C3.0

SHEET 4 of 6



24

20 STORM WATER CHAMBER INSPECTION PORT DETAIL 1"=1'



CULTEC Stormwater Management Design Guide

Minimum Fill Requirements

These requirements are for traffic applications only. If these models and design parameters do not meet your needs, please call CULTEC's Technical Department at 1-800-4-CULTEC, Ext. 203 (1-800-428-5832, Ext. 203) for further information and assistance.

Refer to CULTEC's most current installation instructions for further details including but not limited to acceptable fill materials and vehicle loads.

Table 1

	See Fig. 1	Contactor® 100HD	Recharger® 150XLHD	Recharger® 280HD	Recharger® 330XLHD	Recharger® V8HD
Typical Center-to-Center Spacing	G	3.33′ 1.02 m	3.25′ 0.99 m	4.33′ 1.32 m	4.83′ 1.47 m	5.5′ 1.68 m
Chamber width	F	36″ 914 mm	33″ 838 mm	47″ 1194 mm	52″ 1321 mm	60″ 1524 mm
Max. depth of cover allowed above crown of chamber	E	12′ 3.66 m	12′ 3.66 m	12′ 3.66 m	12′ 3.66 m	8′ 2.44 m
Min. depth required of 95% Compacted Fill for Paved Traffic Application	D	8″ 203 mm	8″ 203 mm	8″ 203 mm	10″ 254 mm	12″ 305 mm
Min. depth required of 95% Compacted Fill for Unpaved Traffic Application	D	10″ 254 mm	10″ 254 mm	10″ 254 mm	12″ 254 mm	14″ 356 mm
Min. depth of stone required above units for traffic applications	C	6″ 152 mm	6″ 152 mm	6″ 152 mm	6″ 152 mm	6″ 152 mm
Chamber height	B	12.5″ 318 mm	18.5″ 470 mm	26.5″ 673 mm	30.5″ 775 mm	32″ 813 mm
Min. depth of stone base	A	6″ 152 mm	6″ 152 mm	6″ 152 mm	6″ 152 mm	6″ 152 mm

Fig. 1

20

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

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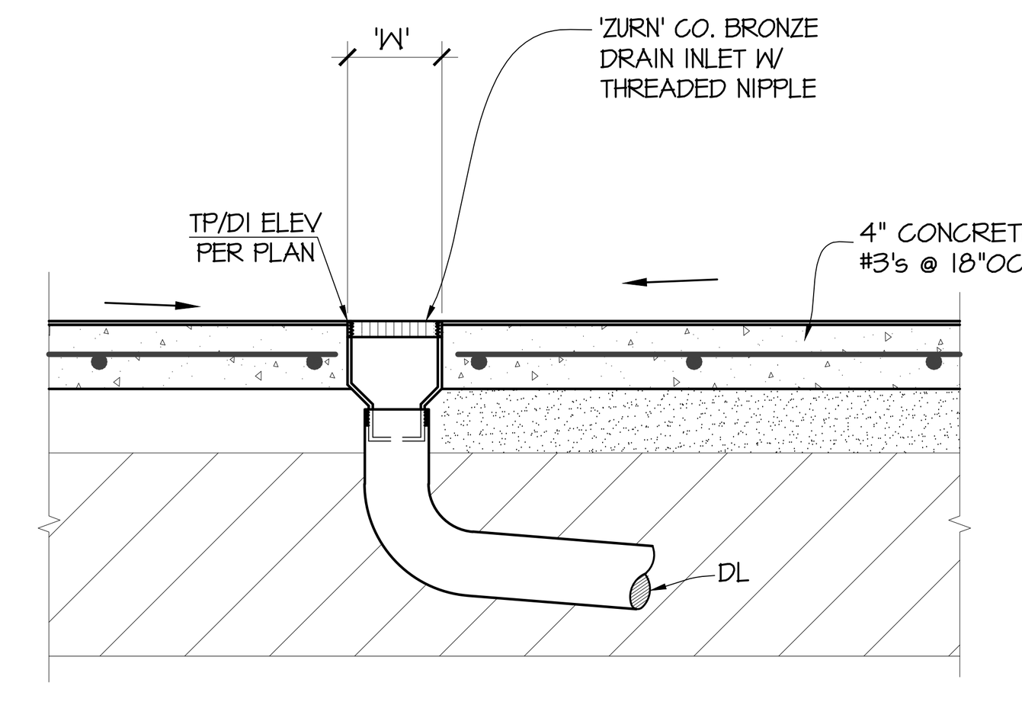
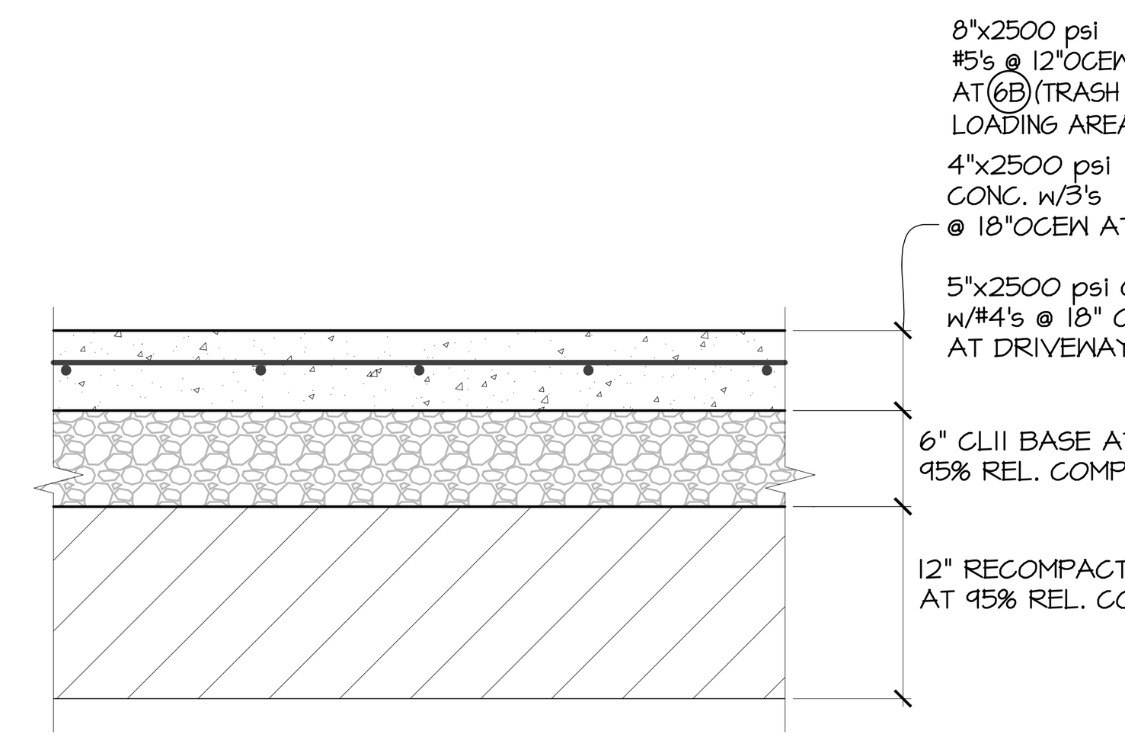
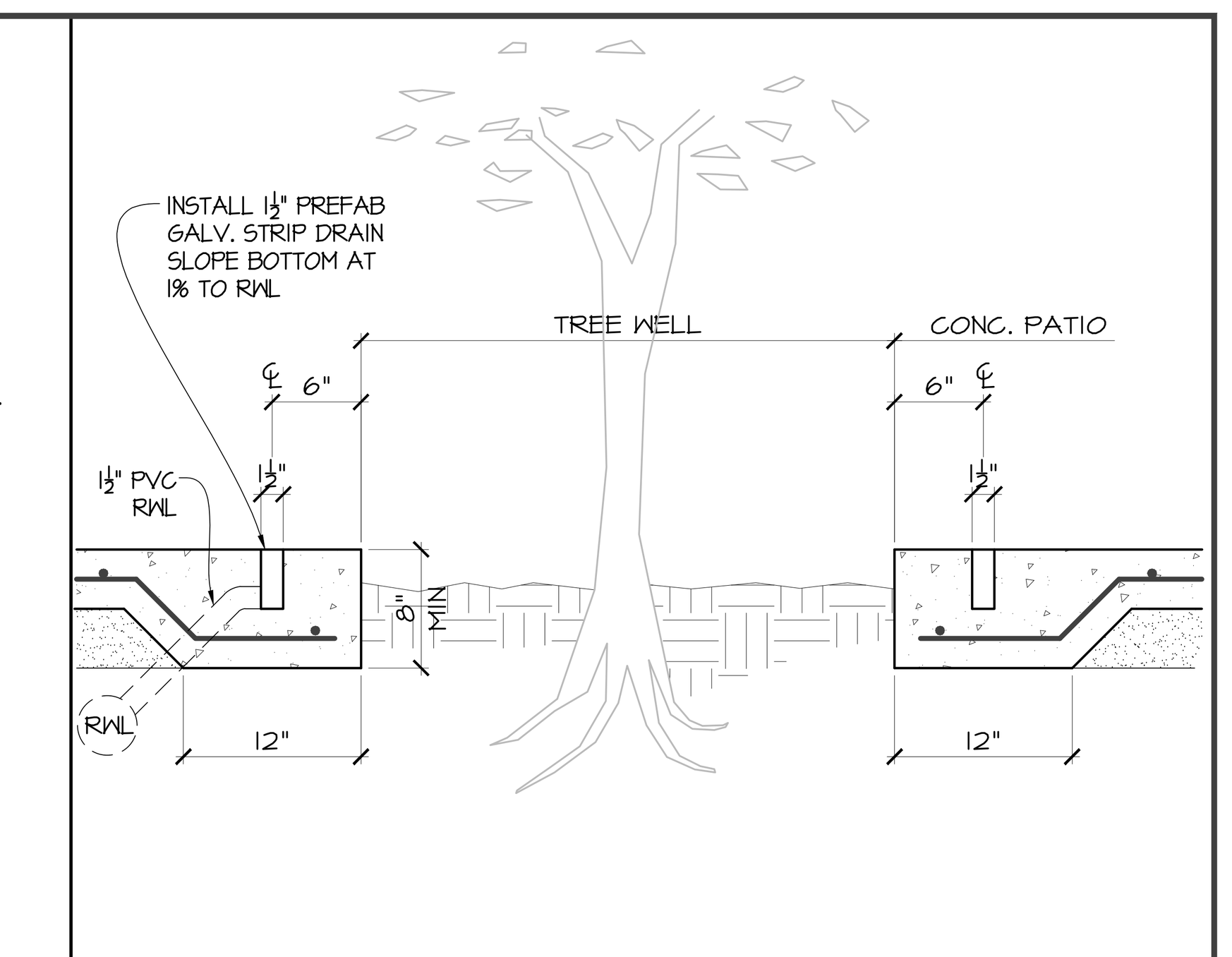
16 CULTEC MINIMUM FILL REQUIREMENTS N.T.S.



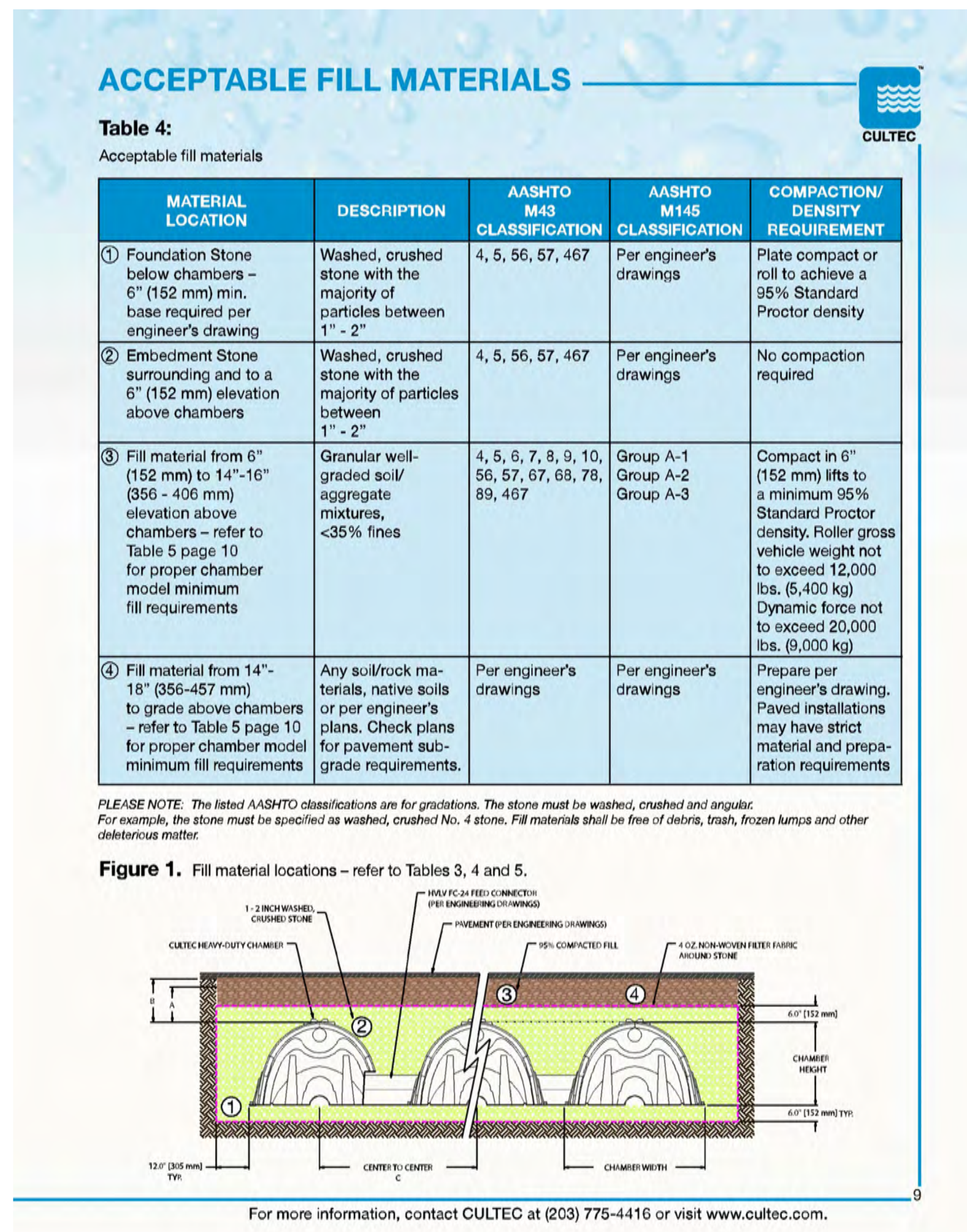
11 PATIO DRAIN 1"=1'



6 CONCRETE DRIVEWAY 1"=1'



1 STRIP DRAIN AT TREE WELL 1"=1'



ACCEPTABLE FILL MATERIALS

CULTEC

Table 4:
Acceptable fill materials

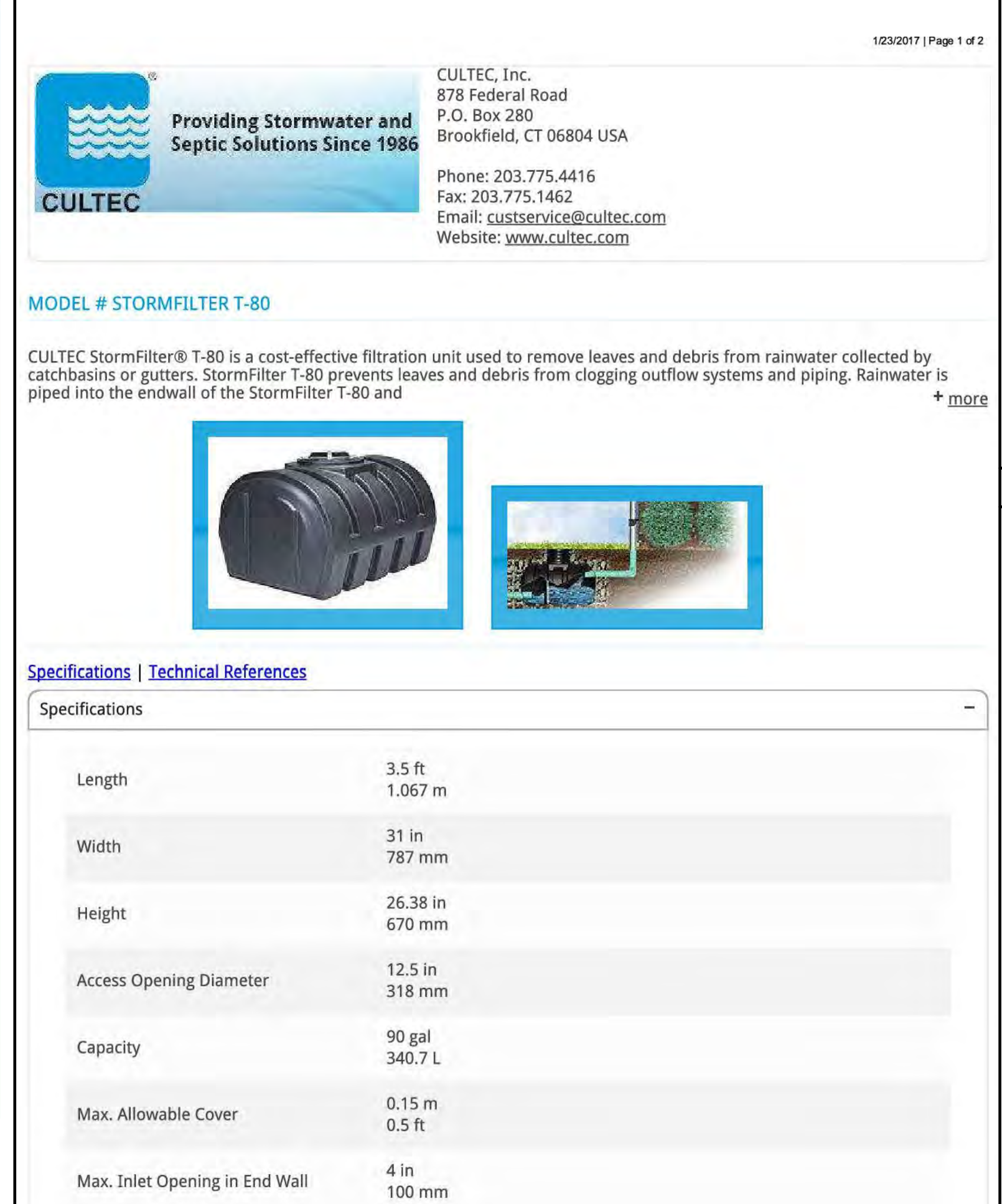
MATERIAL LOCATION	DESCRIPTION	AASHTO M43 CLASSIFICATION	AASHTO M145 CLASSIFICATION	COMPACTION/ DENSITY REQUIREMENT
① Foundation Stone below chambers – 6" (152 mm) min. base required per engineer's drawing	Washed, crushed stone with the majority of particles between 1" - 2"	4, 5, 56, 57, 467	Per engineer's drawings	Plate compact or roll to achieve a 95% Standard Proctor density
② Embedment Stone surrounding and to a 6" (152 mm) elevation above chambers	Washed, crushed stone with the majority of particles between 1" - 2"	4, 5, 56, 57, 467	Per engineer's drawings	No compaction required
③ Fill material from 6" (152 mm) to 14"-16" (356 - 406 mm) elevation above chambers – refer to Table 5 page 10 for proper chamber model minimum fill requirements	Granular well-graded soil/ aggregate mixtures, <35% fines	4, 5, 6, 7, 8, 9, 10, 56, 57, 67, 68, 78, 89, 467	Group A-1 Group A-2 Group A-3	Compact in 6" (152 mm) lifts to a minimum 95% Standard Proctor density. Roller gross vehicle weight not to exceed 12,000 lbs. (5,400 kg) Dynamic force not to exceed 20,000 lbs. (9,000 kg)
④ Fill material from 14"-18" (356-457 mm) to grade above chambers – refer to Table 5 page 10 for proper chamber model minimum fill requirements	Any soil/rock materials, native soils or per engineer's plans. Check plans for pavement sub-grade requirements.	Per engineer's drawings	Per engineer's drawings	Prepare per engineer's drawing. Paved installations may have strict material and preparation requirements

PLEASE NOTE: The listed AASHTO classifications are for gradations. The stone must be washed, crushed and angular. For example, the stone must be specified as washed, crushed No. 4 stone. Fill materials shall be free of debris, trash, frozen lumps and other deleterious matter.

Figure 1. Fill material locations – refer to Tables 3, 4 and 5.

9

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.



1/23/2017 | Page 1 of 2

CULTEC Providing Stormwater and Septic Solutions Since 1986

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Brookfield, CT 06804 USA

Phone: 203.775.4416
Fax: 203.775.1462
Email: custservice@cultec.com
Website: www.cultec.com

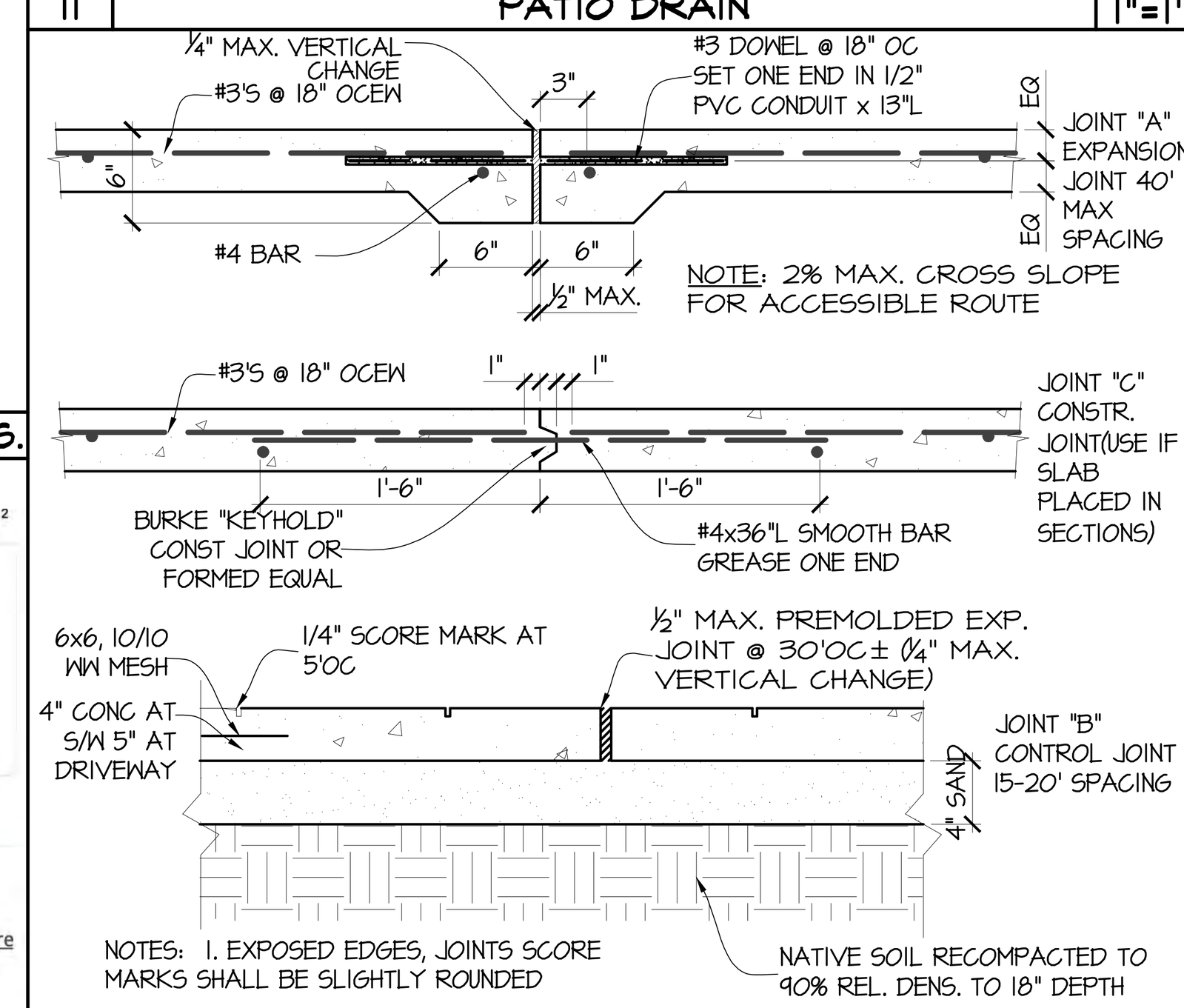
MODEL # STORMFILTER T-80

CULTEC StormFilter® T-80 is a cost-effective filtration unit used to remove leaves and debris from rainwater collected by catchbasins or gutters. StormFilter T-80 prevents leaves and debris from clogging outflow systems and piping. Rainwater is piped into the endwall of the StormFilter T-80 and + more

Specifications | Technical References

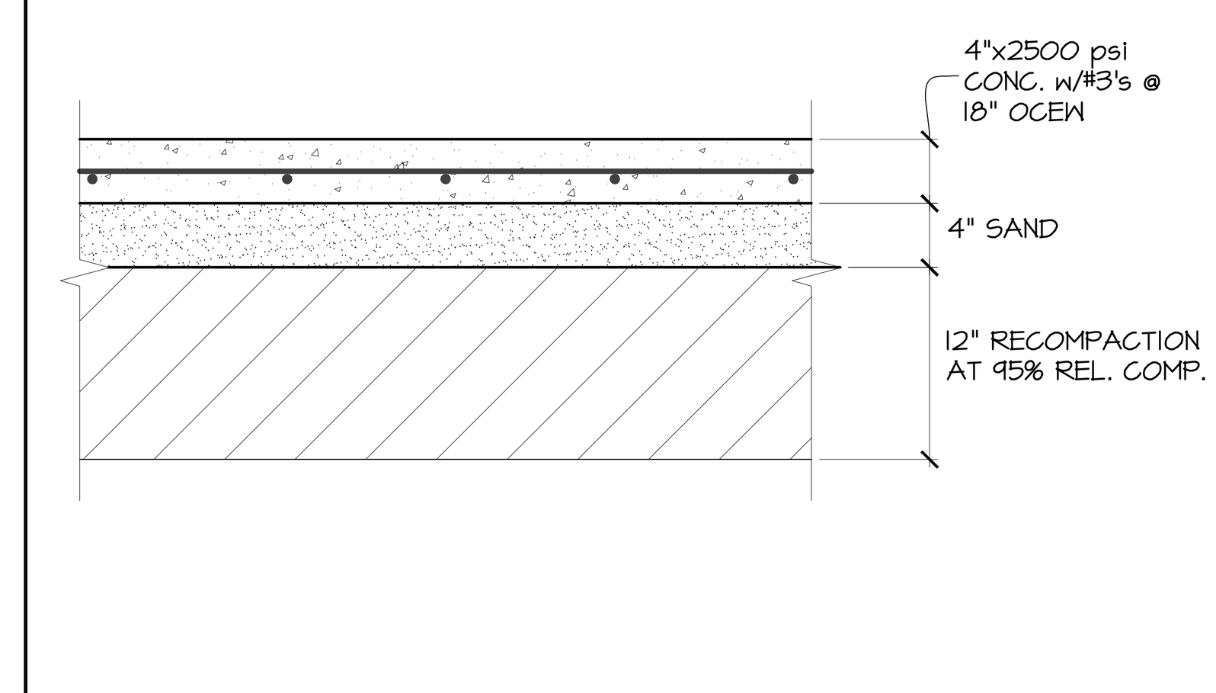
Specifications

Length	3.5 ft 1.067 m
Width	31 in 787 mm
Height	26.38 in 670 mm
Access Opening Diameter	12.5 in 318 mm
Capacity	90 gal 340.7 L
Max. Allowable Cover	0.15 m 0.5 ft
Max. Inlet Opening in End Wall	4 in 100 mm



12 PAVEMENT JOINT 1"=1'

7 NOT USED



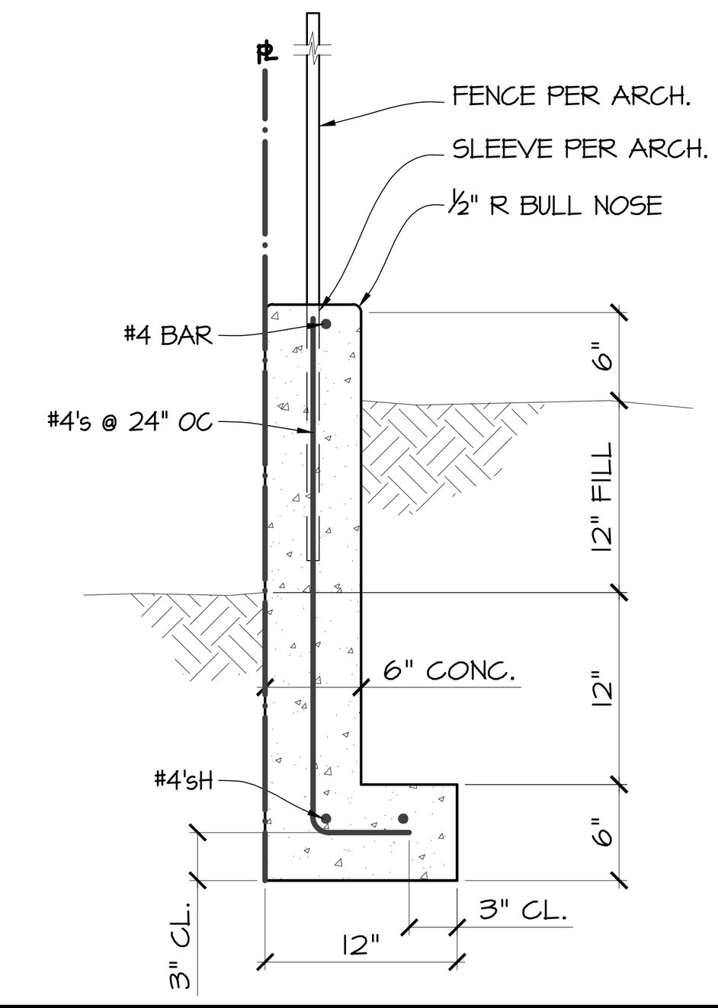
2 CONCRETE SIDEWALK 1"=1'

25

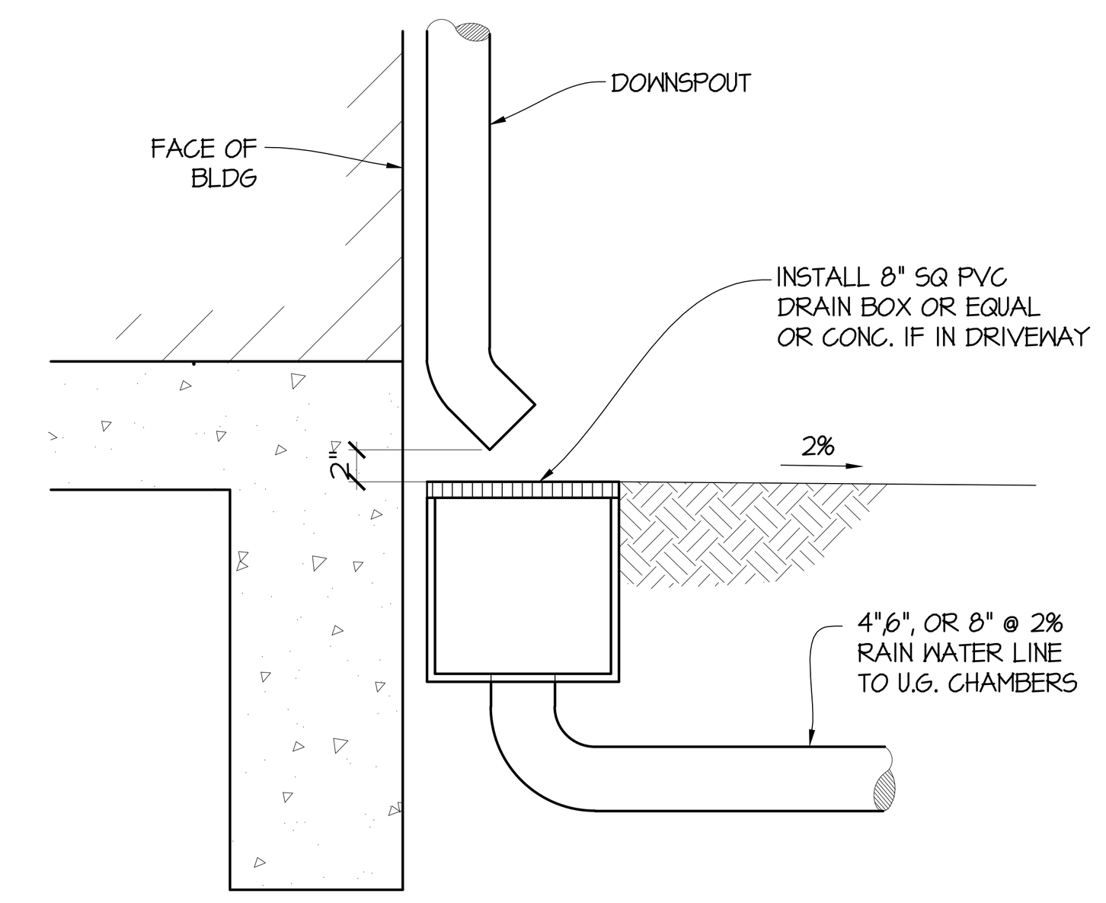
26

21 STORM WATER CHAMBER CROSS SECTION 1"=1'

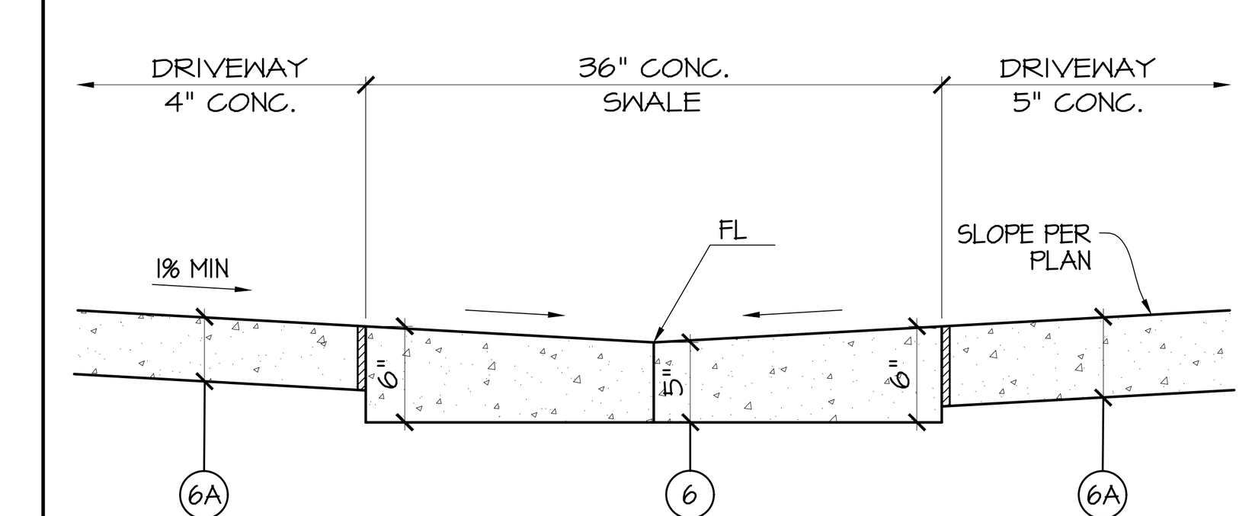
17 PRE-TREATMENT FILTER N.T.S.



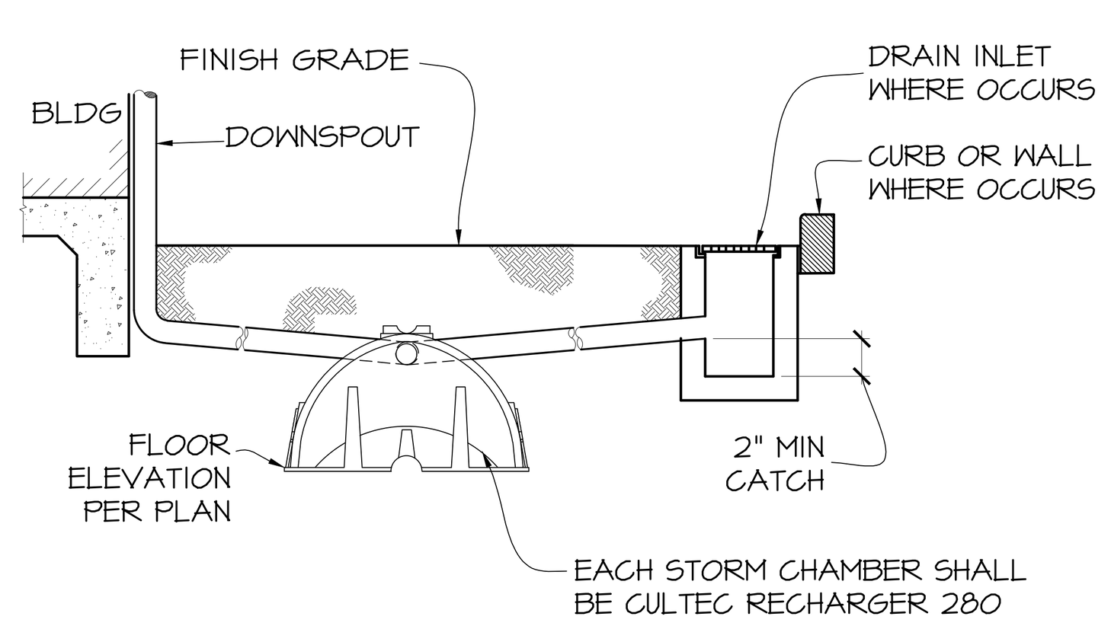
13 FENCE ON LOW WALL 1"=1'



8 DOWNSPOUT TO RWL 1"=1'



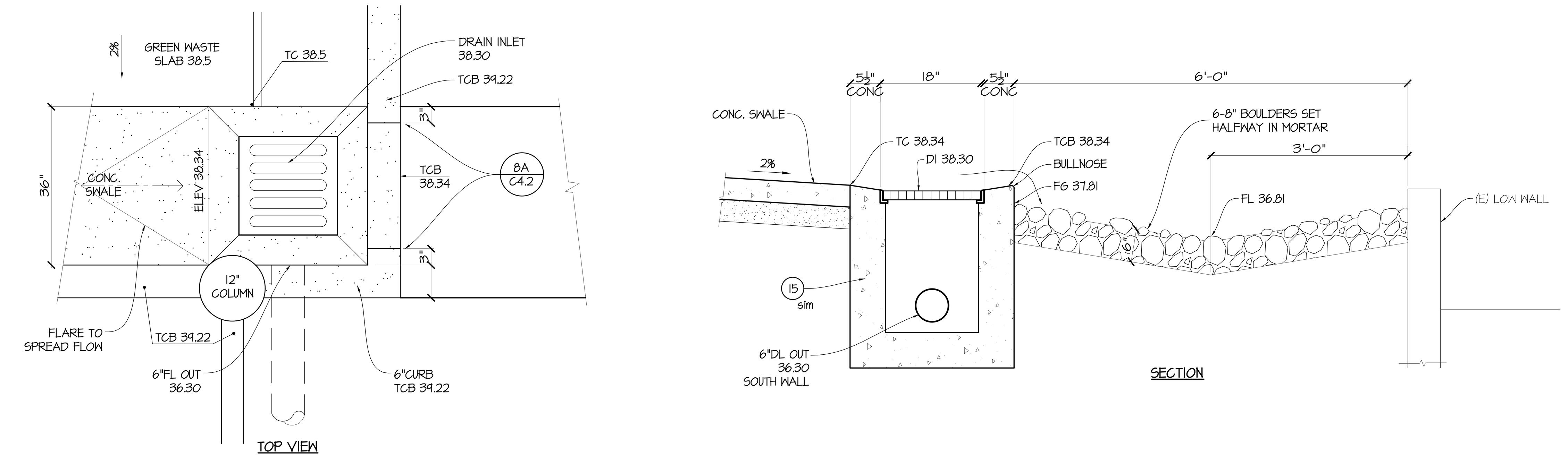
3 CONCRETE SWALE 1"=1'



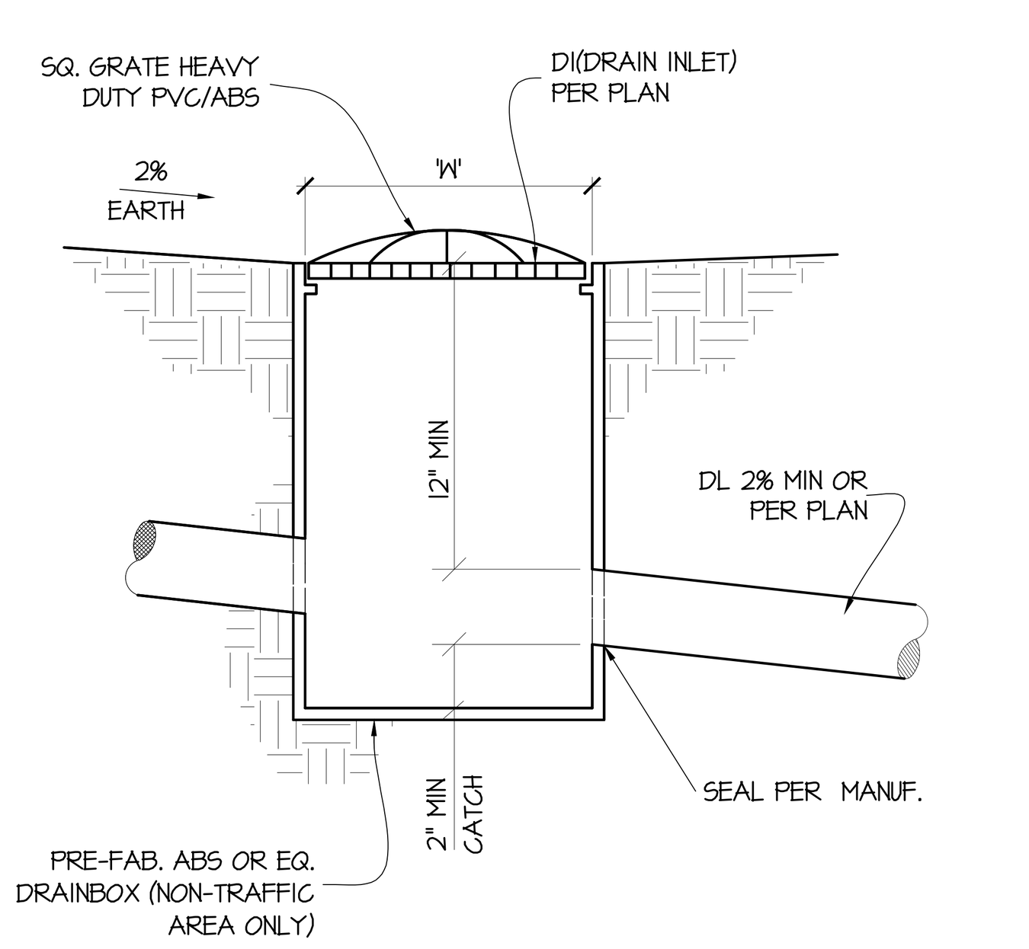
27

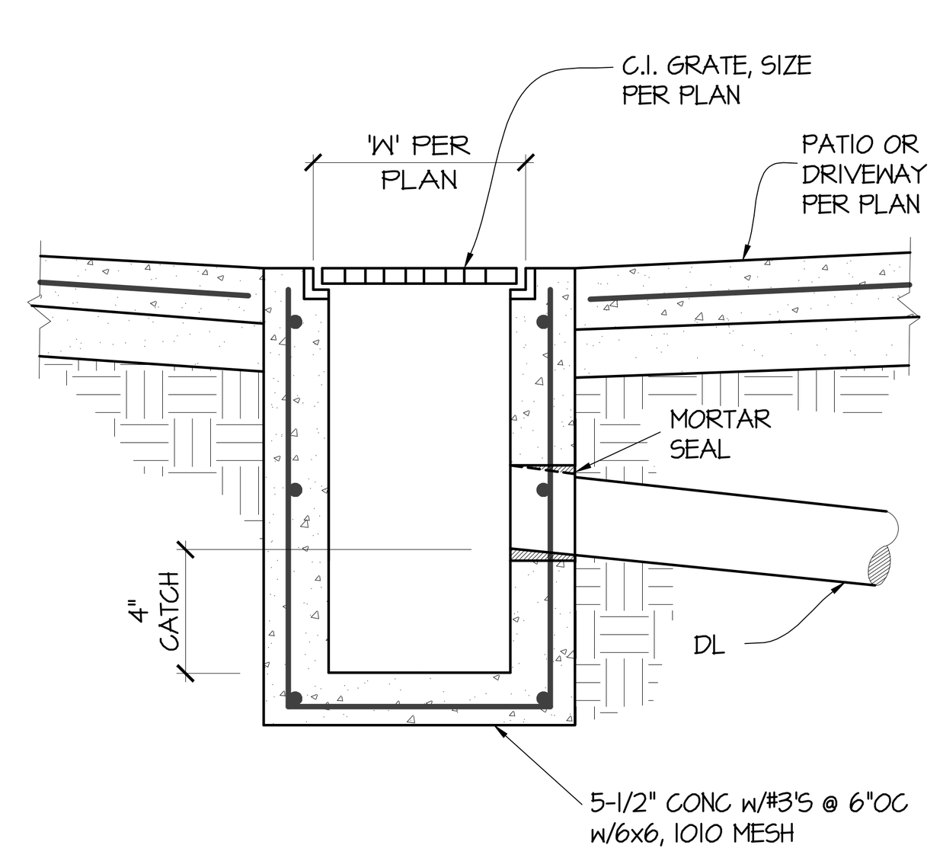
22 STORM WATER TYPICAL LAYOUT N.T.S.

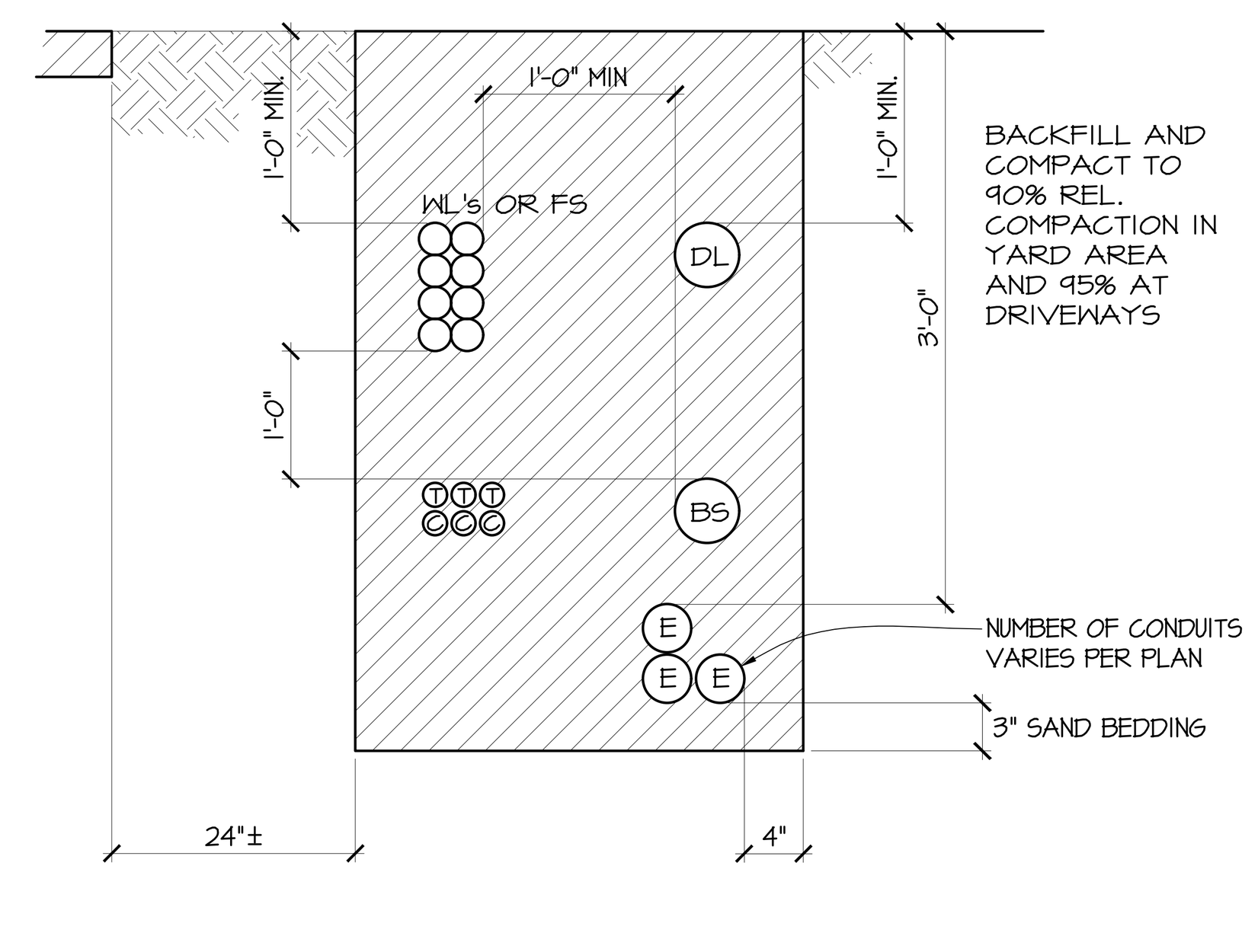
18



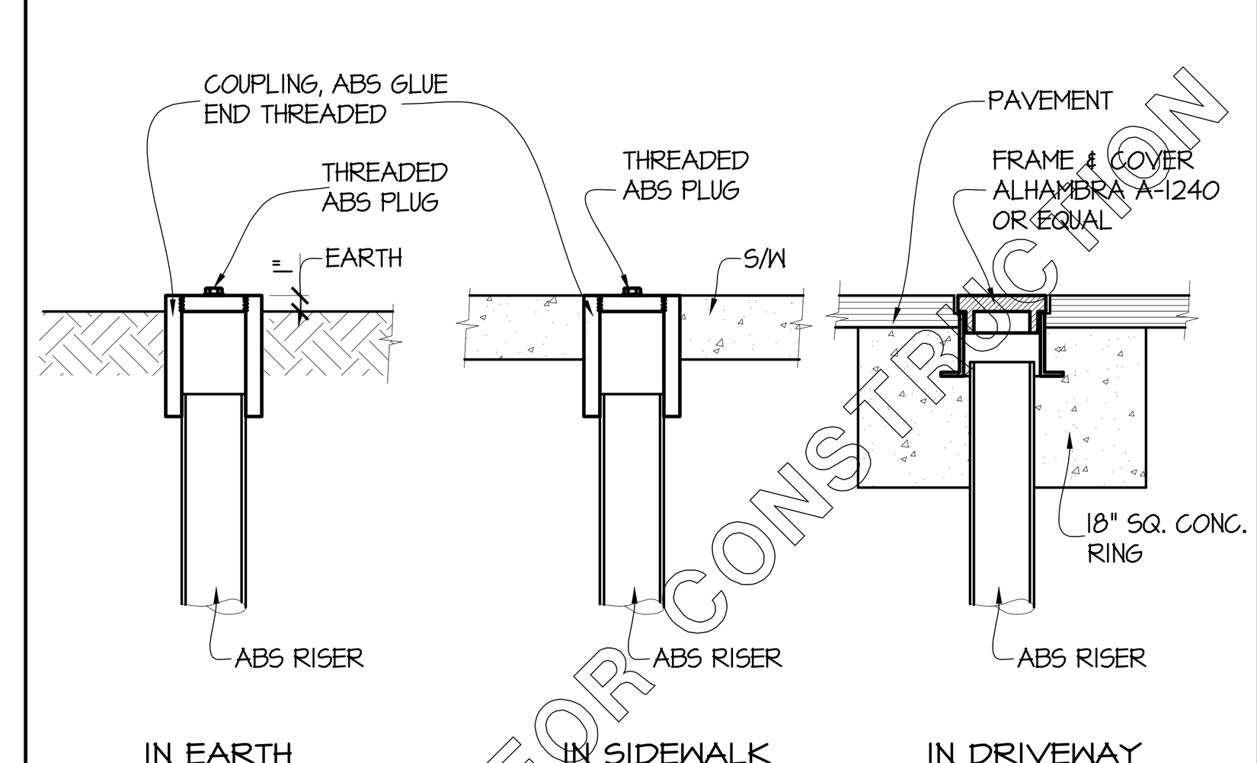
14 OVERFLOW DRAIN INLET IN PAVEMENT 3/4"=1'







NOTES: 1. THIS IS A GENERAL DETAIL. ALL UTILITIES MAY NOT OCCUR SIMULTANEOUSLY.
2. SEE LANDSCAPE DRAWINGS FOR IRRIGATION AND SITE LIGHTING.



NOT FOR CONSTRUCTION

28

23

19 YARD DRAIN 1"=1'

15 DRAIN INLET IN PAVEMENT N.T.S.

10 TYP. TRENCH DETAIL 1"=1'

5 CLEAN OUTS 1"=1'

STAMP

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mikegonesce@cox.net

RESIDENTIAL DEVELOPMENT

8 OCEAN VIEW AVE.
SANTA BARBARA, CA.

Drawings by EG

DATE: 3/22/2022

REVISIONS:

JOB No: 21755

C4.0

SHEET 4 of 6

26 NOT USED

27 NOT USED

28 NOT USED

29 NOT USED

30 NOT USED

21 NOT USED

22 NOT USED

23 NOT USED

24 NOT USED

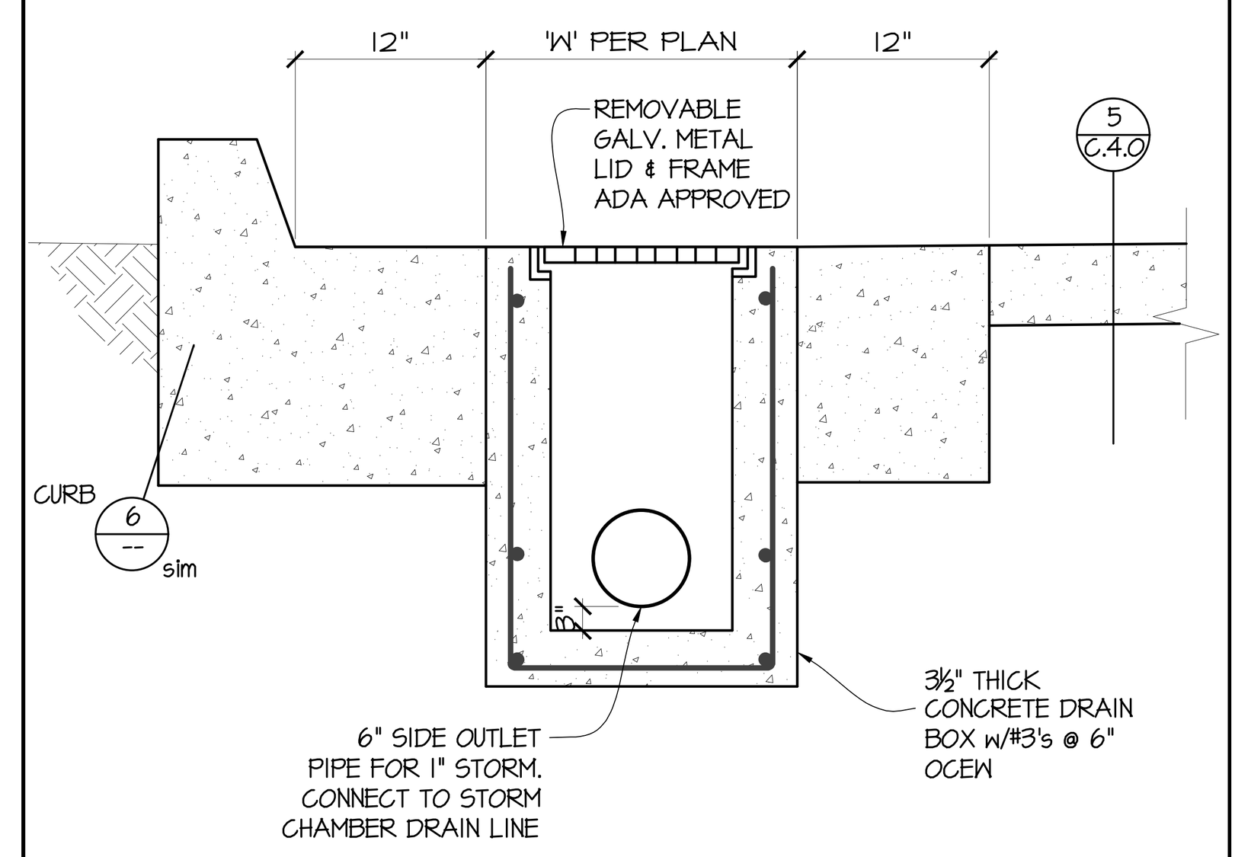
25 NOT USED

16 NOT USED

17 NOT USED

18 NOT USED

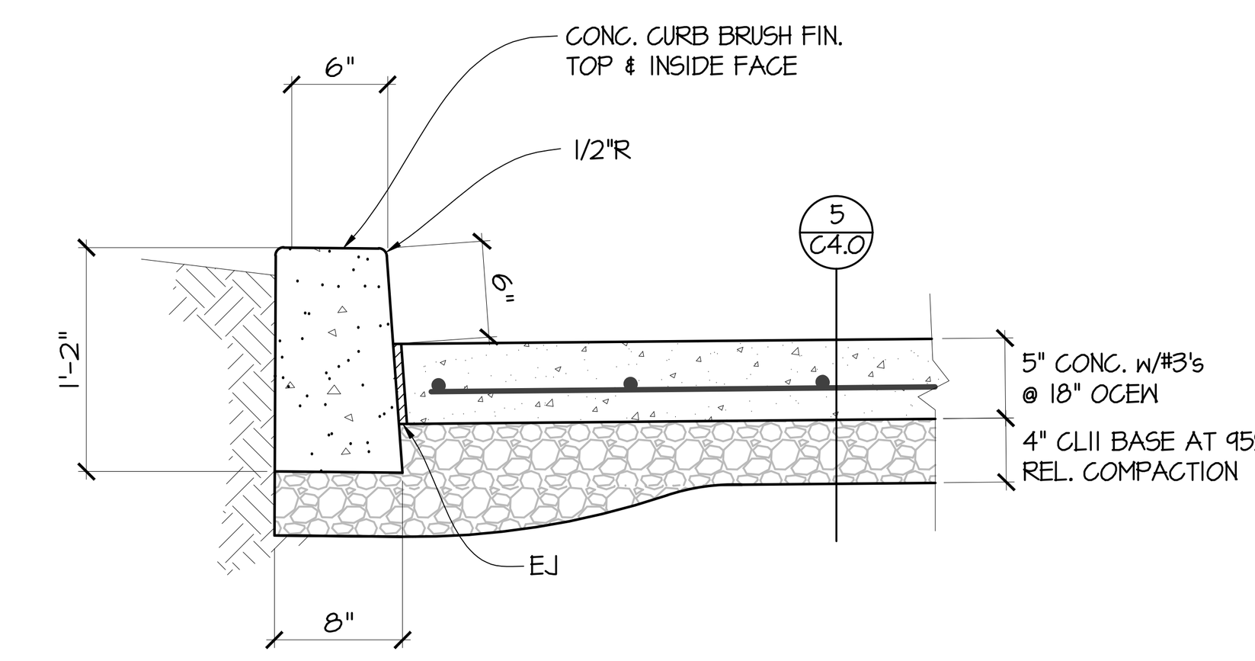
20 DRIVEWAY (APRON) NTS



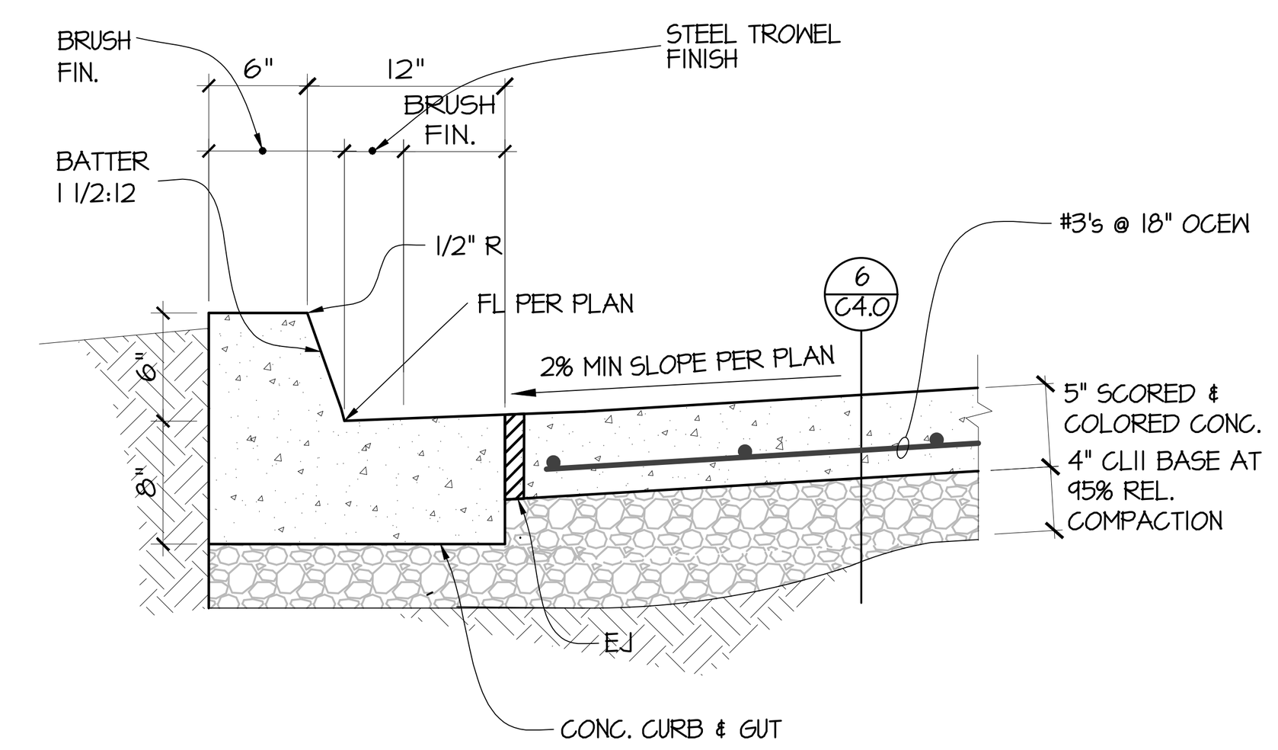
11 DRAIN INLET 1"=1'

12 NOT USED N.T.S.

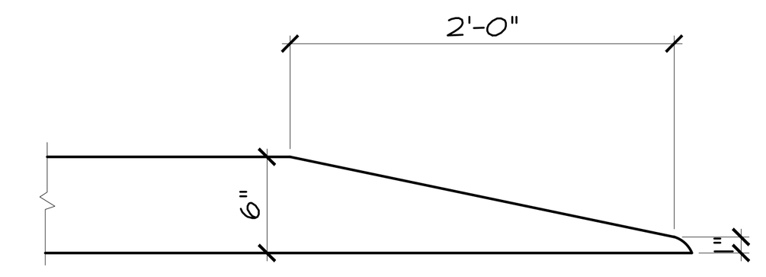
13 NOT USED



6 CONCRETE CURB 1"=1'

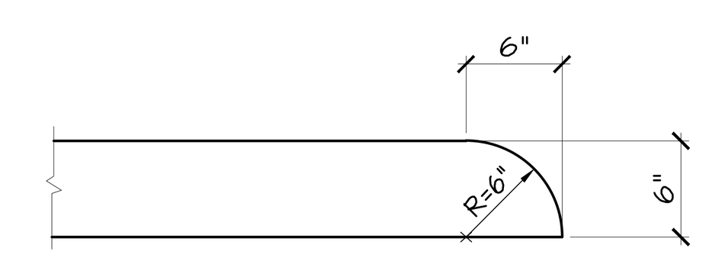


7 CONCRETE CURB AND GUTTER 1"=1'



A. TAPERED CURB

SIDE ELEVATION



A. ROUNDED CURB

SIDE ELEVATION

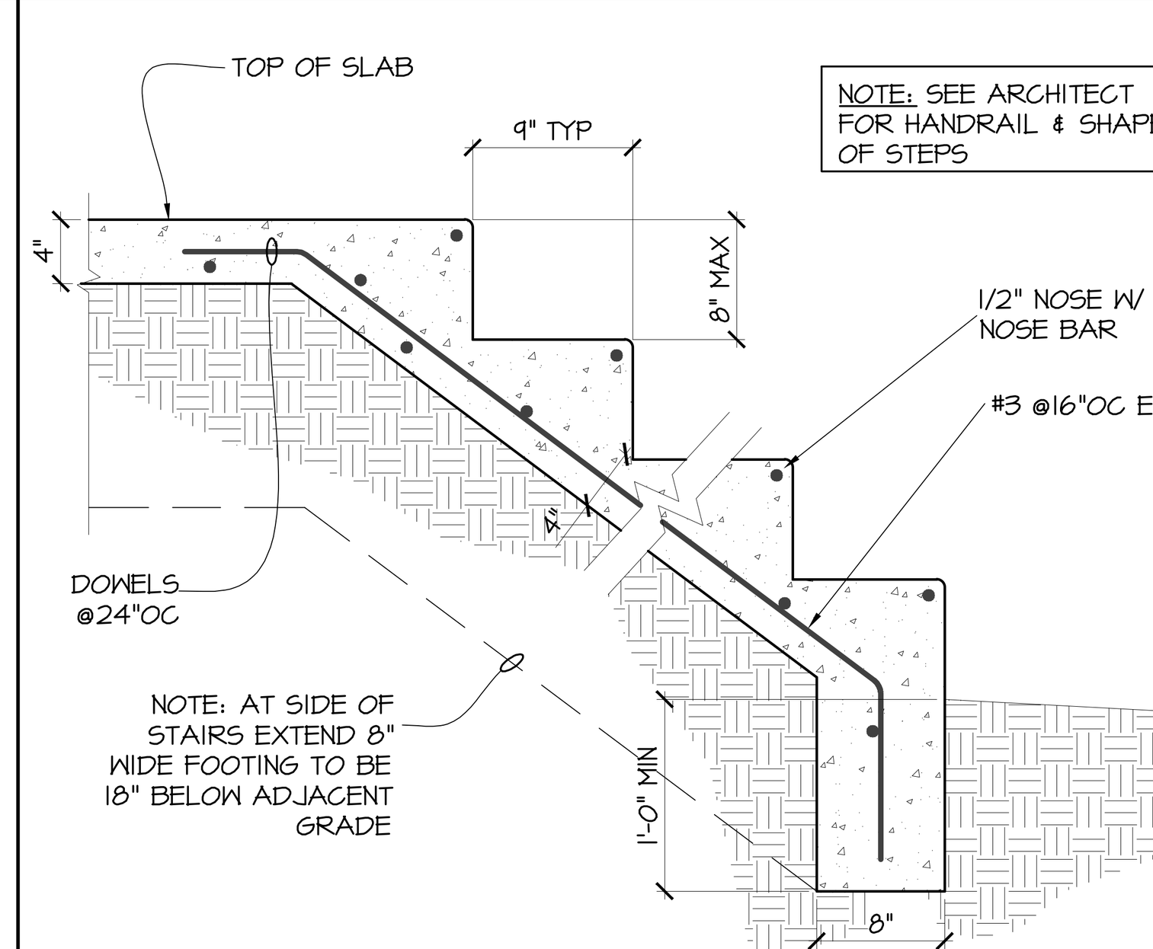
8 CURB TERMINATION 1"=1'

9 NOT USED

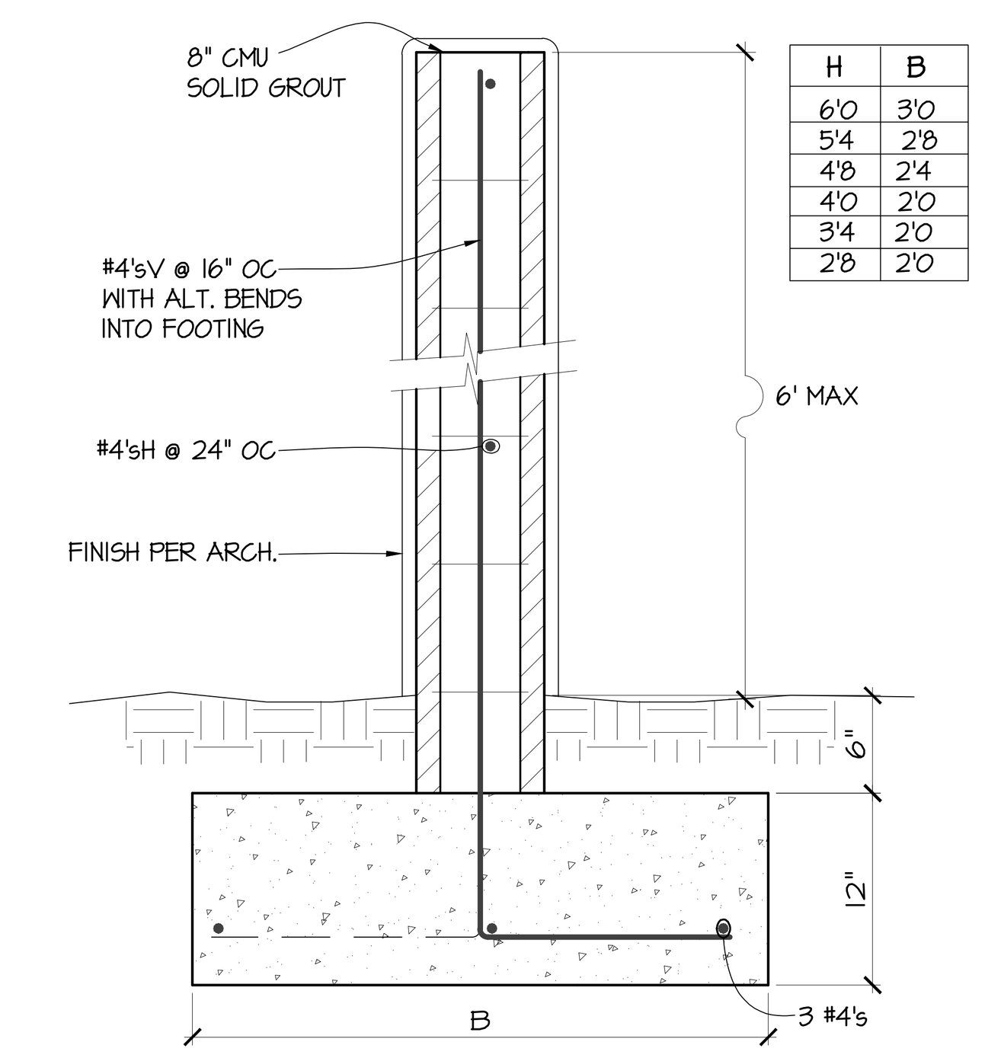
10

1 NOT USED

2 NOT USED



3 CONCRETE STEPS 1"=1'



H	B
6'0	3'0
5'4	2'8
4'8	2'4
4'0	2'0
3'4	2'0
2'8	2'0

4 PRIVACY WALL 1"=1'

NOT FOR CONSTRUCTION

5 NOT USED

STAMP

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RESIDENTIAL DEVELOPMENT

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C4.1

SHEET 5 of 6

GENERAL NOTES

1. Examine the site of proposed work noting existing conditions and proposed work as shown on the plans. Notify Landscape Architect of discrepancies prior to construction.
2. Contractor shall confirm all dimensions and field conditions prior to the start of work. Do not proceed with construction as designed when it is obvious that obstructions and / or grade differences exist that may not have been known during design. Bring such conditions to the attention of the Landscape Architect immediately. The Contractor assumes full responsibility for all necessary revisions due to failure to give such notification.
3. Contractor shall read and understand the specifications prior to bidding. Failure to adhere to the specifications may result in a delay of the project at the Contractor's expense. Contractor is responsible for any loss due to his decision to alter the design or layout of this project in any way without the consent of the Landscape Architect.
4. Contractor takes sole responsibility for any cost incurred due to damage of any underground utilities in the area of the construction depicted on the drawings. Protect existing utilities, paving and structures from damage. Contact Underground Service Alert of Southern California AKA Dig Alert prior to commencing work. Contractor is responsible for replacement of any existing site improvements that are damaged during construction as a result of his activities on the site.
5. Obtain a copy of the structural soils report from the Architect prior to submitting the bid. Bid shall include all materials and labor as described in the soils report for subgrade preparation beneath all paving, walls, footings, etc.. Adhere to all applicable recommendations. Contact Landscape Architects for a decision if discrepancies arise. Compact subgrades under paved areas to 90% relative compaction or per soils report recommendations, if report is not available.
6. Contractor is responsible for replacement of any existing site improvements that are damaged during construction as a result of his activities on the site.
7. Refer to local agency standard specifications where applicable. Contractor shall make modifications to material or method of installation as required by local code, and shall notify the Landscape Architect of such changes.
8. Coordinate with other trades to assure integrity of the work. Coordinate electrical and plumbing as required.
9. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below.
   a. Dust generated by the development activities shall be kept to a minimum by covering excavations and by sprinkling exposed soils during windy periods. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
   b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day, and whenever wind exceeds 15 miles per hour.
   c. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation.
   d. If site is graded and left undeveloped for over three weeks, the contractor shall employ the following methods immediately to inhibit dust generation:
      1.1 Seeding and watering to revegetate graded areas; and/or
      1.2 Use of a water truck to moisten exposed dirt areas during grading activity.
      1.3 Any other methods deemed appropriate by Community Development.
10. Protect existing plant material in areas where grade or surface is not to be altered. See Tree Protection Notes for more information.
11. Provide temporary utilities and facilities as required during construction.
12. Provide and maintain safety and security fencing, barricades, and signage at site as required.
13. Allow sufficient lead time for purchase and delivery of materials.
14. Refer to county standard plans and specifications where applicable.
15. The Landscape Architect shall be notified of any modifications to material or method of installation as required by local code.
16. Obtain structural soils report from Owner prior to submitting bid. Bid shall include all materials and labor as described in the soils report for subgrade preparation below all paving, walls, footings, etc.

LAYOUT NOTES

1. All dimension lines are struck off existing structures at right angles unless otherwise noted.
2. Plus/minus dimensions are given for improvements that may vary. Other dimensions are literal. Stake proposed work prior to construction for review by Landscape Architect.
3. Locations of features to be constructed not specifically dimensioned may be determined by scale. If conflicts arise, contact Landscape Architect for resolution
4. For paved areas, minimum slope to be 1.0% with a minimum cross slope of .5% unless otherwise noted.
5. In concrete paving, place tooled or saw cut contraction (control) joints to a depth of 1/4 of the slab thickness. Place contraction or control joints at intervals not to exceed 1 1/2 times the width of the walkway or a maximum of 8 feet on broad paved areas. Install slip sheet under flagstone paving to prevent cracking at control joints.
6. Install flexible isolation (expansion) joints between paving and fixed objects, between new paving work and existing paving, and between dissimilar paving materials. Place isolation (expansion) joints at 20 foot maximum spacing, Refer to the plan for description of caulking color and finish over expansion joints.
7. Contractor to coordinate soils compaction inspections in areas below new footings prior to construction.
8. All curve to curve and curve to tangent intersections shall be smooth, neat, and uniform.
9. All walks. paths, ramps, and sidewalks shall comply with California Building Code CBC, latest edition and supplement Section 11B, and all applicable subsections including, but not limited to widths, slopes, slip resistant surfaces, gratings, level changes, etc. .
10. Meet existing paving surfaces flush.
11. Provide (1) 3" schedule 40 PVC sleeve between all planting areas under paved surfaces for future plumbing and / or electrical needs. Cap both ends of sleeve. Indicate locations of sleeves in the field and on as-built drawings
12. Protect tree roots and trunks from compaction and damage during construction. Hand trench adjacent to existing tree drip lines to avoid root damage. See Tree Protection Notes for more information.
13. Relocate utilities underground as required by local municipality's codes and regulations.
14. Before installing walls or paving, provide sample panels, minimum size of 4' x 4' for paving, 3' x 1'6" for walls, using specified materials. Show color, texture, pattern, edging, and joint treatments. Correct and rebuild the sample panels at contractor's expense until Landscape Architect's acceptance of the work. Retain the panels during construction as a standard for completed work.
15. Repair or replace concrete paving not properly placed which result in defects to the satisfaction of the Landscape Architect.
16. Refer to plan(s) for description of concrete color and finish.
17. Protect concrete work from damage due to construction and traffic until final acceptance. Exclude construction and vehicular traffic from concrete pavement for a minimum of 14 days.
18. Work notification: Notify Landscape Architect a minimum of 72 hours prior to installation for on site inspection of the following:
   a. Stake layout of pavement and walls prior to form work
   b. Form work prior to concrete placement
   c. Installation of pavement and walls
   d. Marked layout of score lines (contraction joints) prior to sawcutting.
19. Protect concrete work from damage due to construction and vehicular traffic until final acceptance. Exclude construction and vehicular traffic from concrete pavements for at least 14 days.
20. Stockpile boulders or fieldstone generated during excavation and grading for later use as directed by Landscape Architect.
21. All paths and sidewalks are to comply with building code CBC 1133B.7 and all applicable subsections (widths, slopes, slip resistant surfaces, gratings, level changes, etc.).

DEMOLITION NOTES

1. Remove existing concrete walkways in areas of new paving work. Dispose of off site.
2. Protect existing plant material in areas where grade or surface is not to be altered. Protect existing site furnishings including but not limited to: all boulders, ceramic tile plaques, lighting fixtures, irrigation valves, boxes, and wiring, and electrical junction boxes.
3. Any irrigation lines interrupted by construction are to be capped near the edge of construction. Reroute lines as required to maintain irrigation to all planting areas throughout.
4. Dispose removals (except stone) off site at contractor's expense.
5. Protect existing utilities not shown to be removed.
6. Protect existing underground drainage structures
7. Protect existing surface drainage swales. Reestablish swales after demolition to conduct overland flow to existing drainage structures or drainage course

REFERENCE NOTES SCHEDULE SITE

SYMBOL	LAYOUT DESCRIPTION	DETAIL	COLOR	MATERIAL/FINISH	VENDOR	Notes
L-01	Concrete Paving		Pewter	Top cast finish, integral color. Saw cut scorelines.	Davis Colors	
L-02	Wood Privacy Fence			Per Architects Detail		
L-03	Charcoal BBQ			By Owner		
L-04	Paver Patio with 4" Flush Concrete Curb		20% Winter Marvel, 40% Midnight Sky, 40% French Grey	Artline - Unit C (13 3/8"x4 7/8") - Umbriano Color Line.	Unilock	
L-05	Picnic Table			`Avondale` or equal	Sitescapes	
L-06	9" Flush Concrete Curb		Pewter	Top cast finish, integral color	Davis Colors	
L-07	Paver Inlay		20% Winter Marvel, 40% Midnight Sky, 40% French Grey	Artline - Unit C (13 3/8"x4 7/8") - Umbriano Color Line.	Unilock	
L-08	Cobble Maintenance Border			1.5" - 2" Black Mexican Pebbles, 3" Deep		
L-09	Concrete Vehicular Paving			Specifications per Architects site plan / Civil section		
L-10	Stabilized D.G.			Decomposed Granite with Gail Materials `Organic-Lock` Stabilizer		
L-11	Wood Trellis			Per Architects detail		
L-12	Cast in Place Paver		Pewter	Top cast finish, integral color	Davis Colors	3" Joint, typ.
L-13	Concrete Path		Pewter	Top cast finish, integral color. Saw cut scorelines.	Davis Colors	
L-14	Bench			`Avondale Backless`	Sitescapes	
L-15	Gate			Per Architects Detail		
L-16	Wall / Fence Sequence			Per Architects Plan		

N

0 5 10 20

Scale: 1" = 10'

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arcadiastudio.com

REGISTERED LANDSCAPE ARCHITECT
DERRIK TATE EICHELBERGER
No. 3513
EXP. 10.31.22
STATE OF CALIFORNIA

Revisions

8 OCEANVIEW
Santa Barbara, CA
93105
Address 3

LAYOUT PLAN

Issue

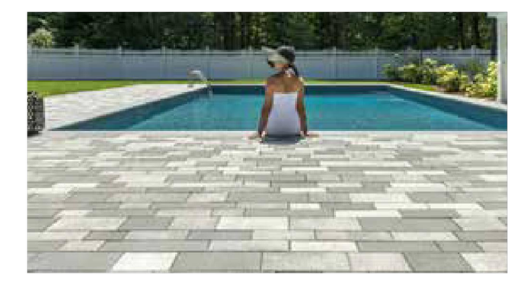
Issue

Date 06.02.2022	Job Number 21.091
Drawn By MG/AM	Checked by KG
Sheet -	of -

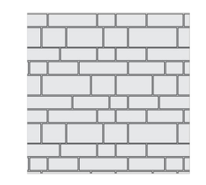
LC-1

Artline™ Umbriano® Finish

ENDURACOLOR™



LAYING PATTERNS



Artline Random A

APPLICATIONS

APPEARANCE
Edge Detail - Micro
Surface Texture - Umbriano Mottled
Joint Spacing - 3 mm
Void - n/a

TECHNOLOGIES

ENDURACOLOR™
Refined surface and long-lasting color

EASYCLEAN™
Factory sealed to provide integral surface protection from stains

COLORFUSION™
Subtly mottled colored finish

TECHNICAL INFORMATION
Conforms to ASTM C 936
Eligible for LEED v4.1 credits - see page 17.

		UMBRIANO FINISH
	Bundle Type	RANDOM
	Plant Produced	MARENGO
	Thickness (mm)	70MM
SQFT PER	Bundle	93.25
	Layer	11.66
	Section	-
	Stone	0.49
PER BUNDLE	Layers	8.00
	Sections	-
SOLDIER LNFT PER	SqFt	-
	Section	-
	Layer	-
	Bundle	-
SAILOR LNFT PER	SqFt	-
	Section	-
	Layer	-
	Bundle	-
UNITS PER	SqFt	2.06
	Section	-
	Bundle	192.00
LBS PER	Layer	373
	Section	-
	Bundle	2,986

COLORS	Reflectance	Stock
French Grey	SR .18 SRI 17	✓
Midnight Sky	SR .17 SRI 15	✓
Winter Marvel	SR .35 SRI 38	✓

FRENCH GREY NEW MIDNIGHT SKY WINTER MARVEL

7 Unit Random Bundle

UNIT A
125 x 169 x 70mm
4 ⅞ x 6 ¾ x 2 ¾"
32 units/Bundle
.23 Sq.Ft./Stone

UNIT B
125 x 262.5 x 70mm
4 ⅞ x 10 ⅜ x 2 ¾"
32 units/Bundle
.35 Sq.Ft./Stone

7 Unit Random Bundle

UNIT C
125 x 337.5 x 70mm
4 ⅞ x 13 ⅜ x 2 ¾"
32 units/Bundle
.45 Sq.Ft./Stone

UNIT D
125 x 450 x 70mm
4 ⅞ x 17 ¾ x 2 ¾"
32 units/Bundle
.61 Sq.Ft./Stone

UNIT E
187.5 x 225 x 70mm
7 ½ x 8 ⅞ x 2 ¾"
32 units/Bundle
.45 Sq.Ft./Stone

UNIT F
187.5 x 337.5 x 70mm
7 ½ x 13 ⅜ x 2 ¾"
16 units/Bundle
.69 Sq.Ft./Stone

UNIT G
187.5 x 450 x 70mm
7 ½ x 17 ¾ x 2 ¾"
16 units/Bundle
.91 Sq.Ft./Stone

Notes: **SOLD IN FULL BUNDLES ONLY** and is produced and sold on a required, refundable skid. Important: **A urethane rubber paver mat must be used to prevent scuffing when compacting.** All measurements are nominal. Contact Unilock for more information.

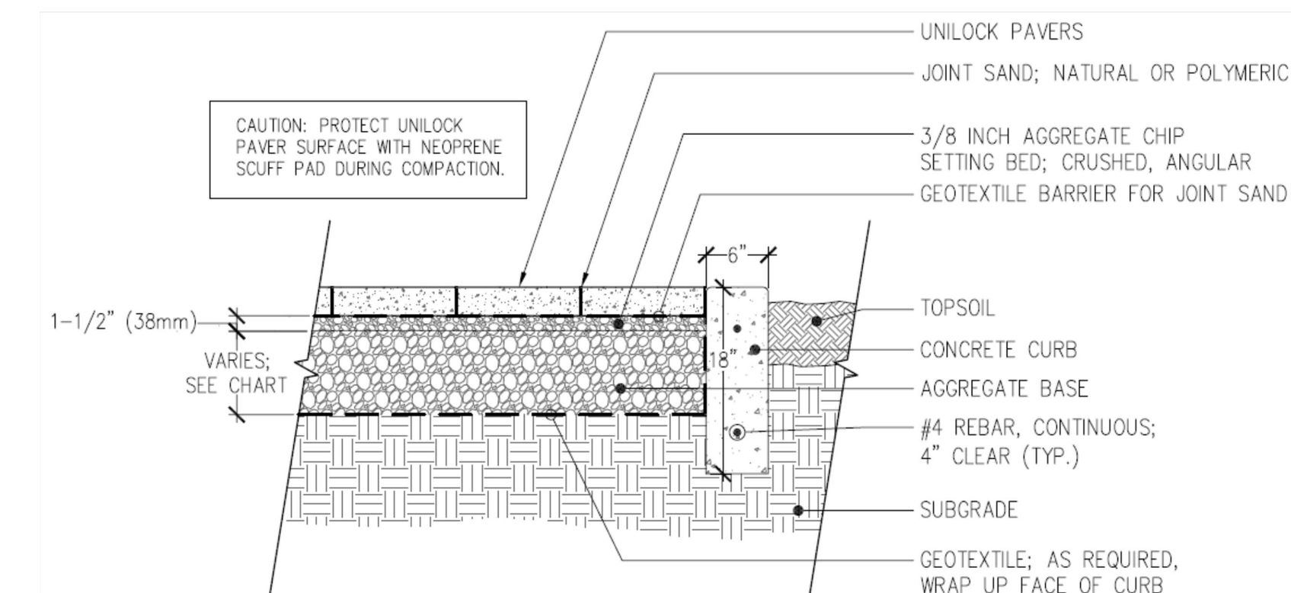
ART_MAR
Stocked at Aurora, Elkhorn, Marengo & Tonganoxie

UNILOCK® DESIGNED TO CONNECT.

32-14-13

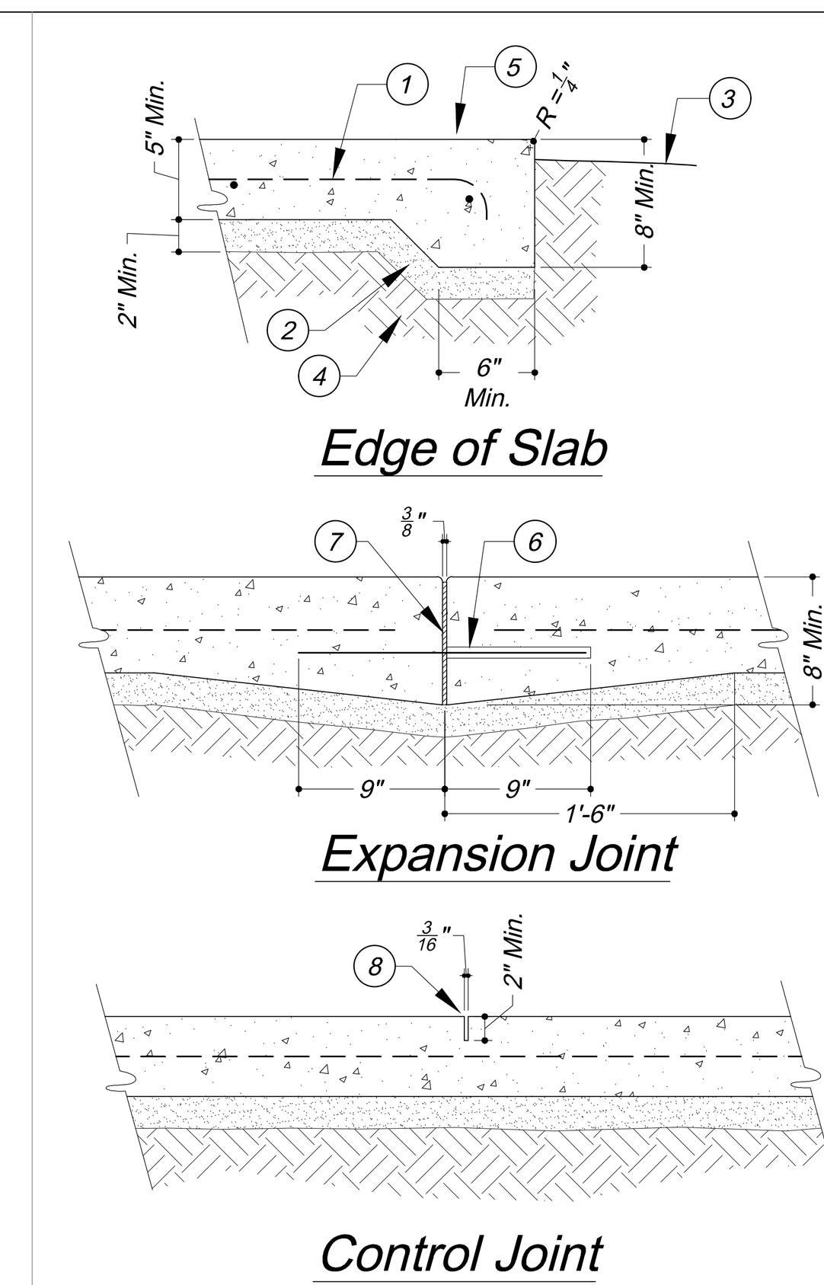
Unilock Hybrid

For any additional information or assistance with this spec please contact your Unilock Representative.



COMMERCIAL USE	MINIMUM BASE THICKNESS
SIDEWALK	6" (100 mm)
PLAZA	8" (200 mm)
OTHER	CONTACT UNILOCK

BOSTON BUFFALO CHICAGO CLEVELAND DETROIT NEW YORK TORONTO



1. 3000 PSI Minimum concrete slab with #3 bar @ 24" O.C. both ways. Use #3 bar continuous at thickened edge.
2. Builders sand compacted to 95% or per soils report recommendation.
3. Finish grade to be 1" below finish surface of paving.
4. Undisturbed sub grade or approved fill compacted per soils report recommendations and Engineer's plans.
5. Refer to plan for description of color and finish.
6. ⅝" Smooth steel rod @12" O.C. placed in "speed dowel" sleeve.
7. Fill joint with fibrous expansion joint material.
8. Straightline type plastic control joint or sawcut. Sawcut within 24 hours of concrete pour.

Notes: 1. Final design shall conform to soil report recommendations and applicable building codes.
2. Place expansion joints @ 20' maximum spacing.

1 CONCRETE PAVING (NON-VEHICULAR)
Scale: 1" = 1'-0"

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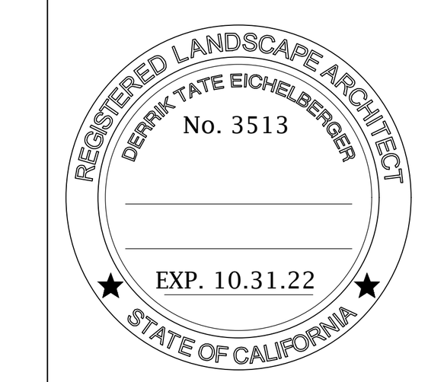


Revisions

8 OCEANVIEW
Santa Barbara, CA
93105

CONSTRUCTION DETAILS

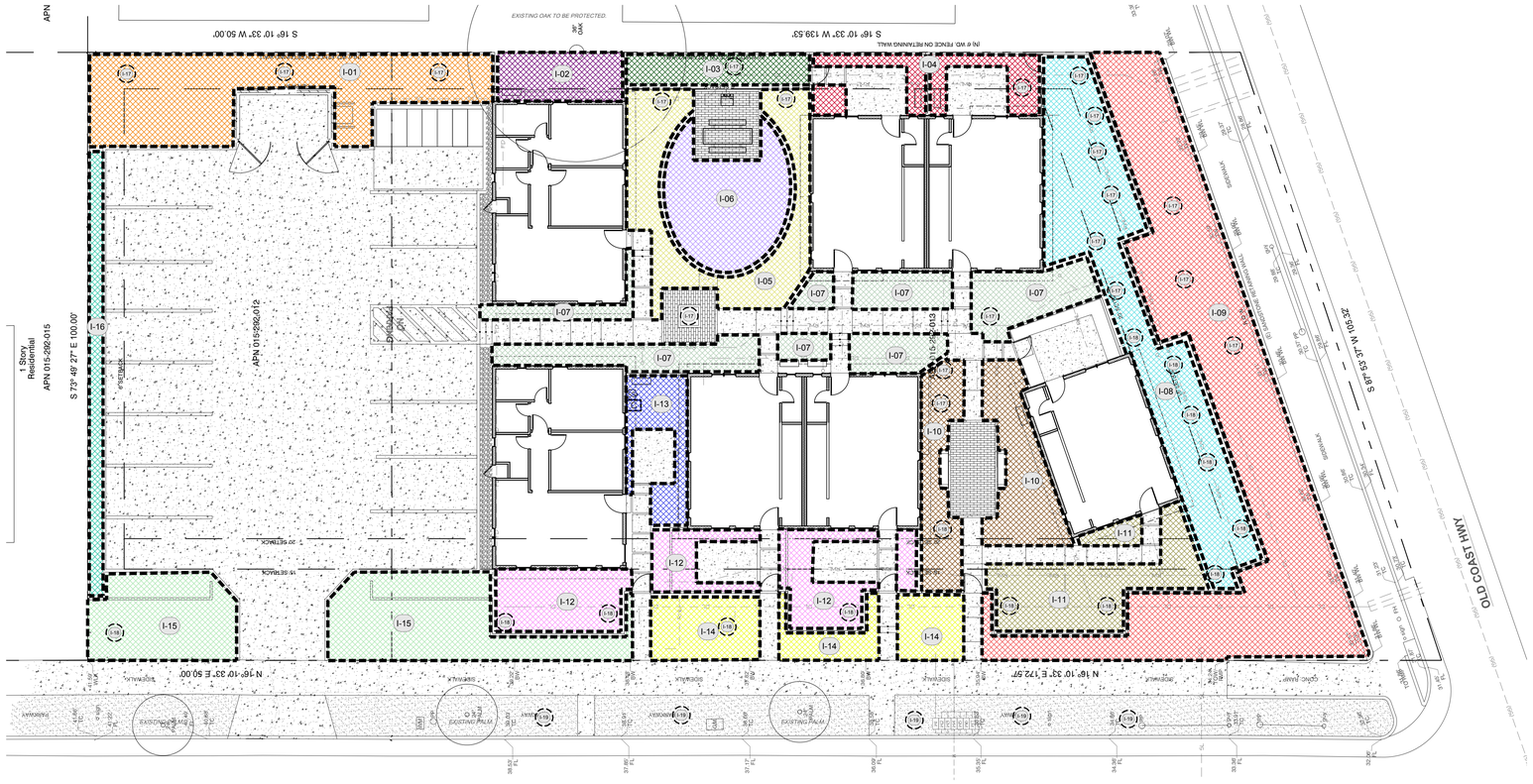
Issue

Issue

Date 06.02.2022	Job Number 21.091
Drawn By MG/AM	Checked by KG
Sheet -	of -

LC-2

Drawing Name: Z:\Shared\Projects\2021 Projects\21.091 8 Ocean View\21.091 Cad\21.091 In Progress\8 Oceanview 2\Sheets\Construction Drawings\Layout Plan\LC-2 Construction Details.dwg Plot date: 2022-06-02 4:45 PM



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-075-PRF Low Flow Drip Control Kit, 3/4" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi pressure regulator. 0.2gpm-5gpm.
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM
	Rain Bird XCZ-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
	Tree Ring Dripline Number correlates with Valve Number
	Area to Receive Drip Emitters Hunter HE-B Point Source Drip Emitter with Self Piercing Barb. Color coded emitters for flow rates of 0.5, 1.0, 2.0, 4.0, and 6.0 GPH. Can be inserted into 1/2" and 3/4" tubing and have pressure compensating from 15-50 PSI. Optional diffuser cap (HE) available.
	Emitter Notes: 10HE-B emitters (2 assigned to each 1 gal plant)
	20HE-B emitters (2 assigned to each 5 gal plant)
	20HE-B emitters (3 assigned to each 15 gal plant)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Quick Coupler Rain Bird 5-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 1-Piece Body. Provide every 50' where needed.
	Ball Valve Spears - True Union I-200. Line size.
	Buckner-Superior 3100-PRS 1" Normally Open Brass Master Valve that Provides Dirty Water Protection. Available in 3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2" and 3". Pressure Regulation Feature.
	Pressure Regulator Honeywell Braukmann Pressure regulator Do6G with gauge M39A1032 Pressure downstream required is 64.01 PSI
	Febco LF825YA 1" Lead Free Reduced Pressure Backflow Preventer

C	Hunter I2C-2400-SS 24 Station Outdoor Modular Controller. With two ICM-800 Module. Commercial Use. Stainless Steel Cabinet.
SS	Hunter Solar-Sync-Sen Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Wired. Module not included.
	Hunter HC-100-FLOW 1" Flow meter for use with Hydrawise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.
	Water Meter 1"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: CPVC Schedule 40

Irrigation Notes:

1. See irrigation legend for complete descriptions of all symbols shown on irrigation plan.
2. Point of connection is at the approximate location shown on plan.
3. Install all valves in locking plastic valve boxes in groundcover area adjacent to pavement (2'-0" maximum) for ease of access. Install one valve per box. Identify locations and flag on site for Landscape Architect's approval BEFORE excavating for installation.
4. Install irrigation system in accordance with manufacturer's specifications, irrigation details, and local codes.
5. Indicated pipe locations are schematic. Do not place pipe under paving except where absolutely necessary. Coordinate pipe installation with other trades.
6. All piping installed under paving, through walls or footings must be placed inside Schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve. All pipe runs in sleeves must be straight, with no bends or angles. Sleeves for recycled-water irrigation lines shall be colored to match the pipe.
7. Emitters shall be located on grade and staked a maximum of 6" (six inches) from the center of the plant, or at edge of rootball, whichever is greater.
8. Install flush end valves at the ends of all $\frac{3}{4}$" polyethylene drip tubing in round valve boxes with gravel fill.
9. Install irrigation lines at the following minimum depths:

schedule 40 and class 315 PVC mainline:	18" minimum cover
schedule 40 PVC lateral line:	12" minimum cover
$\frac{3}{4}$" polyethylene drip tubing:	place on grade with stakes @ 6' O.C.
$\frac{1}{4}$"or $\frac{3}{4}$" polyethylene micro-tubing:	place on grade

**Install all rigid pipe as near to edges of planting areas, to avoid conflict with large plants.

10. Emitter layout:
    10HE-B emitters (2 assigned to each 1 gal plant)
    20HE-B emitters (2 assigned to each 5 gal plant)
    20HE-B emitters (3 assigned to each 15 gal plant)
    60HE-B emitters (3 assigned to each 24" box plant)

    Punch emitter into polyethylene tubing. Attach microtubing to emitter. Attach bug cap to open end of microtubing. Bring microtubing to edge of rootball. Stake end of microtubing with plastic stake manufactured for that purpose.
11. In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.
12. In vicinity of existing trees, use discretion to route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter, unless approved by the Landscape Architect.
13. Verify location of (E) backflow preventer,(E) master control valves,(E) controller in the field. Verify point of connection with Landscape Architect prior to installation.
14. Adjust all (E) spray and bubbler heads to prevent water contact with all built elements.
15. Adjust all (E) spray to minimize overspray onto paved areas.
16. Install check valves at the low end of all irrigation lines to prevent low head drainage.
17. Recycled water - there is no access to recycled water on this property.
18. Irrigation system

a. The automatic irrigation controller uses either evapotranspiration or soil moisture sensor data for irrigation scheduling in all irrigation systems.
b. The irrigation system is designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance
c. The specified clock contains weather sensors (rain, freeze, wind, etc.), that suspend or alter irrigation operation during unfavorable weather conditions will be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation will be avoided during windy or freezing weather or during rain.
d. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) is designed, as close as possible to the point of connection of the water supply.
e. A backflow prevention device is specified to protect the water supply from contamination by the irrigation system.
f. High flow sensors that detect and report high flow conditions created by system damage or malfunction is specified.
g. The irrigation system is designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
h. Relevant information from the soil management plan, such as soil type and infiltration rate, was used when designing irrigation systems .
i. The design of the irrigation system will conform to the hydrozones of the landscape design plan.
   (1) Each valve irrigates a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use
   (2) Sprinkler heads and other emission devices are selected based on what is appropriate for the plant type within that hydrozone
   (3) Where feasible, trees are placed on separate valves from shrubs, groundcovers, and turf.
j. The irrigation system is designed and will be installed to meet, at a minimum, the irrigation efficiency criteria as described in Section E of this application supplement, regarding the Maximum Applied Water Allowance
k. The project applicant will inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system
l. In mulched planting areas, the use of low volume irrigation is used to maximize water infiltration into the root zone.
m. Sprinkler heads and other emission devices will have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
n. Sprinkler spacing is designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
o. Swing joints or other riser-protection components will be used on all risers that are adjacent to high traffic areas and so are subject to damage
p. Check valves or anti-drain valves are specified for all irrigation sprinkler heads where low point drainage could occur.
q. Narrow or irregularly shaped areas, including turf, less than eight feet in width in any direction will be irrigated with subsurface irrigation or low volume irrigation system.
r. Overhead irrigation will not be installed within 24 inches of any non-permeable surface.
s. Slopes greater than 25 percent will not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour.
t. A dedicated landscape water meter will be specified.

u. All irrigation emission devices will meet the criteria as set forth in MWELO Section 492.7(a)(1)(M) and shall be installed and operated according to manufacturer's instructions/recommendations.
v. Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
w. A diagram of the irrigation plan showing hydrozones shall be kept wit the irrigation controller for subsequent management purposes.

REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION	NOTES	QTY	SF
I-01	Drip Zone	Individual emitters at each plant per schedule		701
I-02	Drip Zone	Individual emitters at each plant per schedule		165
I-03	Drip Zone	Individual emitters at each plant per schedule		151
I-04	Drip Zone	Individual emitters at each plant per schedule		187
I-05	Drip Zone	Individual emitters at each plant per schedule		453
I-06	Spray Zone	MP Rotator Spray Heads		360
I-07	Drip Zone	Individual emitters at each plant per schedule		707
I-08	Drip Zone	Individual emitters at each plant per schedule		845
I-09	Drip Zone	Individual emitters at each plant per schedule		1635
I-10	Drip Zone	Individual emitters at each plant per schedule		464
I-11	Drip Zone	Individual emitters at each plant per schedule		373
I-12	Drip Zone	Individual emitters at each plant per schedule		524
I-13	Drip Zone	Individual emitters at each plant per schedule		159
I-14	Drip Zone	Individual emitters at each plant per schedule		398
I-15	Drip Zone	Individual emitters at each plant per schedule		807
I-16	Drip Zone	Individual emitters at each plant per schedule		166
I-17	Drip Zone	Bubblers for all Trees	20	
I-18	Drip Zone	Bubblers for all Trees	14	
I-19	Drip Zone	Bubblers for all Trees	14	

Landscape Design for Water Conservation
Compliance Statement

Mandatory Measures: (Show calculations of required areas on referenced sheets.)	Sheet #
No turf in parkways, medians or other areas with any dimension of < 8 feet	LP-1
No turf on >20% slope	LP-1
Residential, mixed-use & institutional projects, ≥80% of site's landscaped area in water wise plants; Commercial projects, 100% of landscaped area planted with water wise plants	LP-1
Three inches of mulch, specified as required	LP-1 notes
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement	LI-1
Sprinklers have matched precipitation rates within each valve and circuit	LI-1
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements	LI-1
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system if including an automatic irrigation system	LI-1
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up bodies, subsurface, or drip irrigation	LI-1
Drip/low volume irrigation system on >25% of landscaped area	LI-1
Check valves (inline or integrated) located to prevent unwanted draining of irrigation lines	LI-1
Pressure regulator(s) scheduled for mainline(s) if necessary, inline regulators at each valve	LI-1
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales	See Civil
Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates	See Civil

Calculations:
Drip irrigation is provided on greater than 80 percent of landscape area.
Total landscape area: 8,122 square feet
Low water use 7,655 sf = 80%
Total medium water use plants= 467 sf /(total sf) = 6%

I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards.It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.

Derrik Eichelberger
Signature Name

License # 3513 Exp. Date: 10/31/2022

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REGISTERED LANDSCAPE ARCHITECT
DERRIK DATE EICHELBERGER
No. 3513
EXP. 10.31.22
STATE OF CALIFORNIA

Revisions

8 OCEANVIEW
Santa Barbara, CA
93105

IRRIGATION PLAN

NOT FOR CONSTRUCTION

Issue
Issue

Date	Job Number
06.02.2022	21.091
Drawn By	Checked by
MG/AM	KG
Sheet -	of -

LI-1

Scale: 1" = 10'
0 5 10 20

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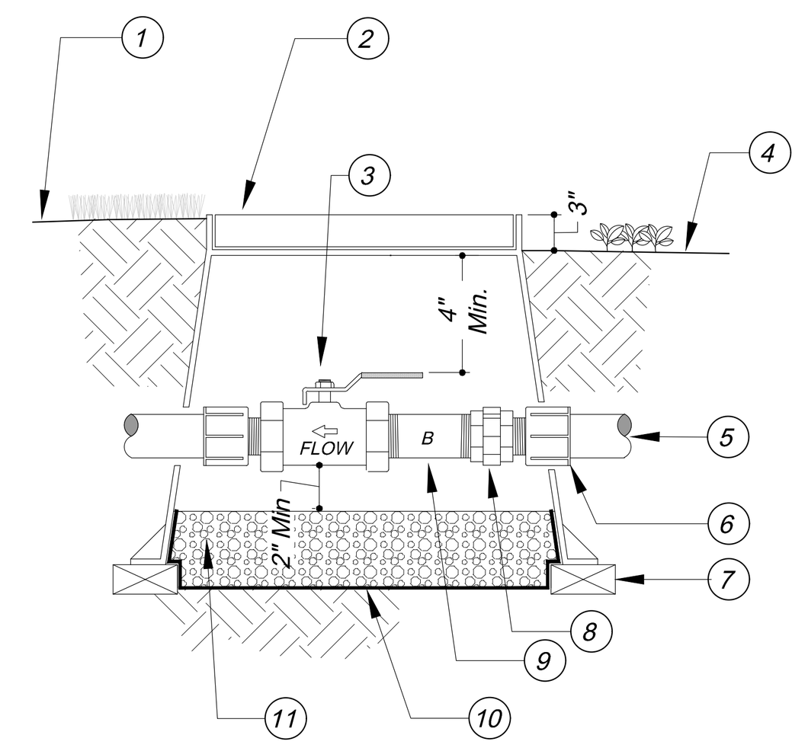
REGISTERED LANDSCAPE ARCHITECT
DERRIK TATE EICHELBERGER
No. 3513
EXP. 10.31.22
STATE OF CALIFORNIA

Revisions

8 OCEANVIEW
Santa Barbara, CA
93105

IRRIGATION DETAILS

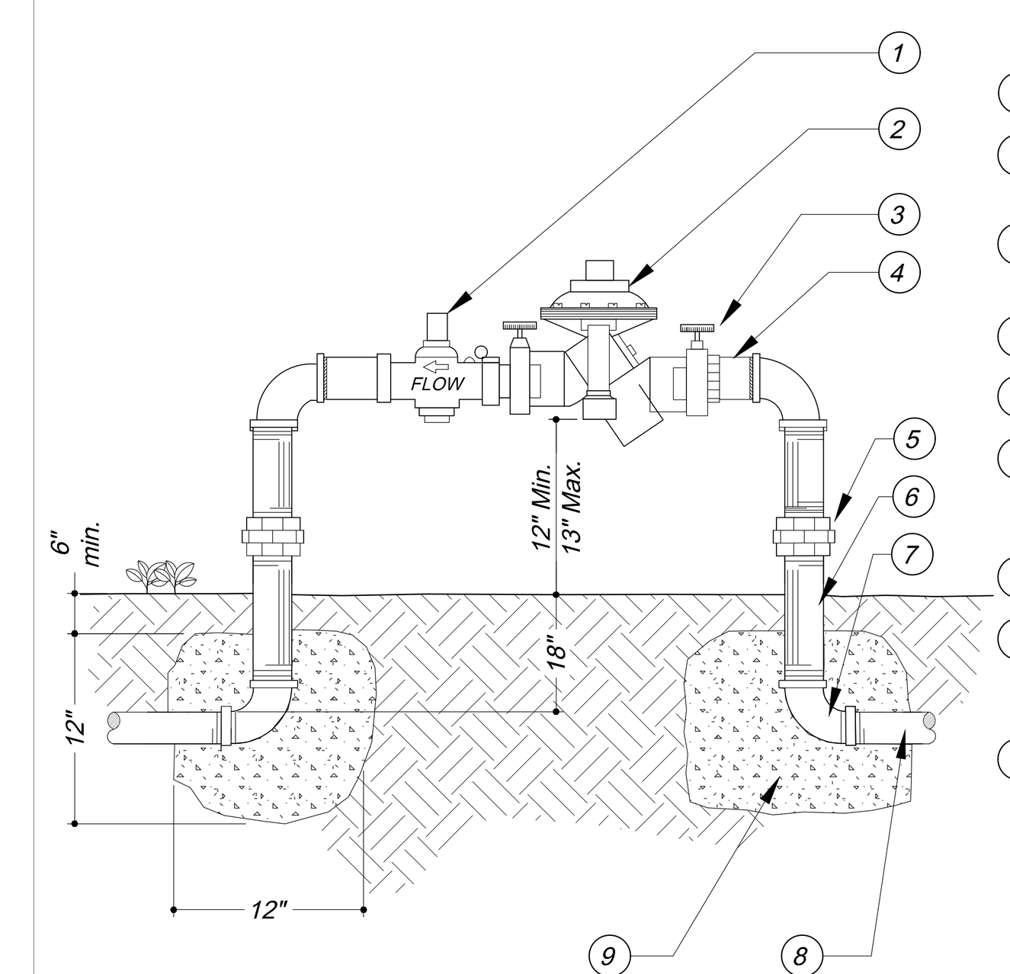
1 BALL OR GATE VALVE
Not to Scale



1. Finish grade in turf areas.
2. Rigid plastic rectangular valve box with bolt down cover. Use stainless bolt, nut and washer. Place box at right angle to edge of pavement. Heat brand "BV" onto lid.
3. Ball or gate valve.
4. Finish grade in shrub areas.
5. Pressure supply line.
6. PVC male adapter.
7. Brick supports.
8. Brass union.
9. Brass nipple.
10. Non-woven filter fabric.
11. $\frac{3}{4}$" Gravel, 3" deep.

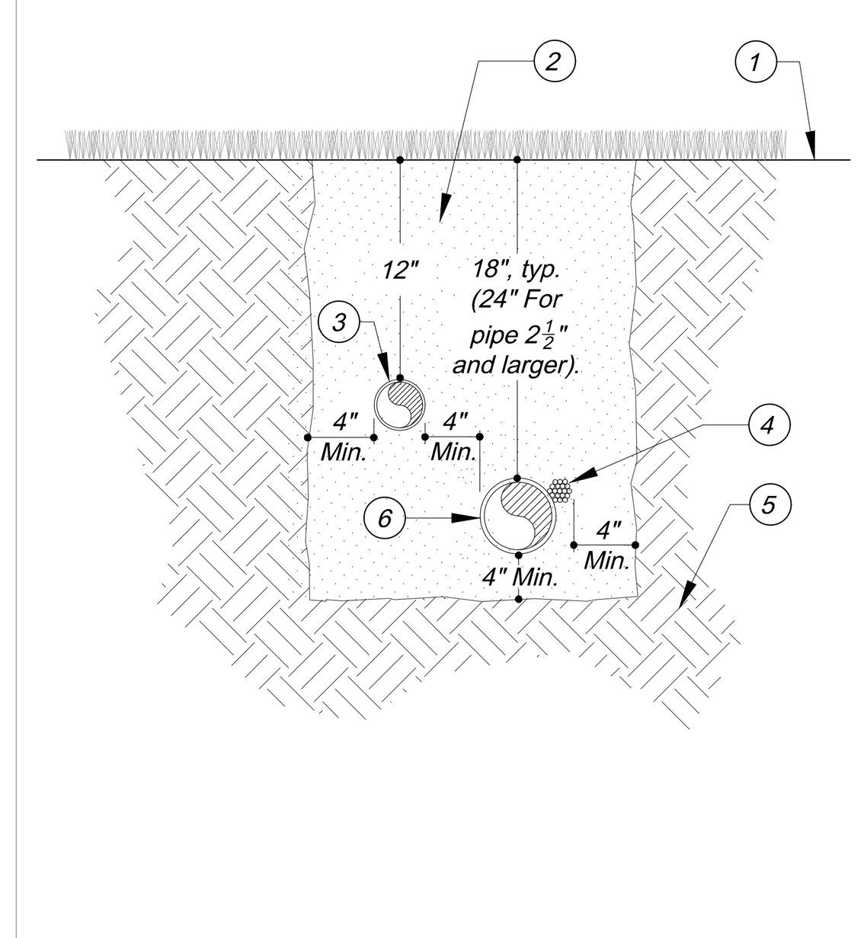
Notes:
1. Box to be installed as to allow for proper operation of ball valve. Install valve off-center in box.
2. Install valve box extensions as required to achieve proper valve installation at mainline depth.

2 REDUCED PRESSURE BACKFLOW PREVENTER
Not to Scale



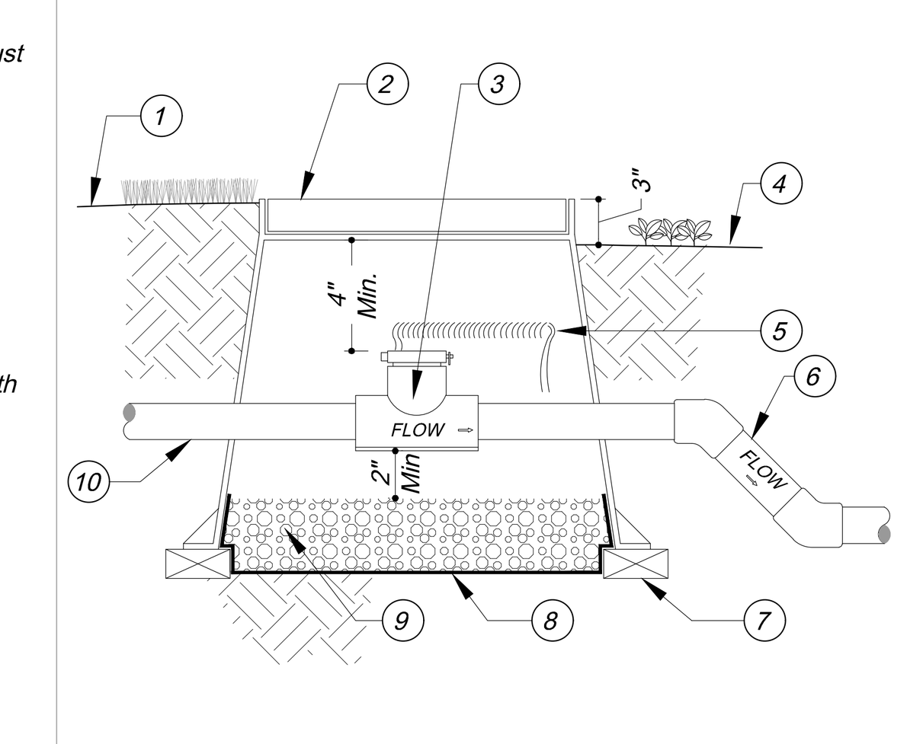
1. Pressure regulator with gauge.
2. Reduced pressure backflow preventer.
3. Shut off valve (part of back flow preventer).
4. Threaded nipple.
5. Brass Union.
6. Type "K" Copper nipples: Connect to brass fittings with dielectric bushings (not shown).
7. Brass elbow.
8. PVC Mainline: Connect brass elbows with PVC Male adapters (not shown).
9. 1 Cubic foot concrete supports both sides: pour in place.

3 PIPE INSTALLATION
Not to Scale



1. Finish grade.
2. Clean compacted backfill.
3. Lateral line.
4. Control wire. Tape to mainline @ 4' O.C.
5. Undisturbed soil.
6. Mainline.

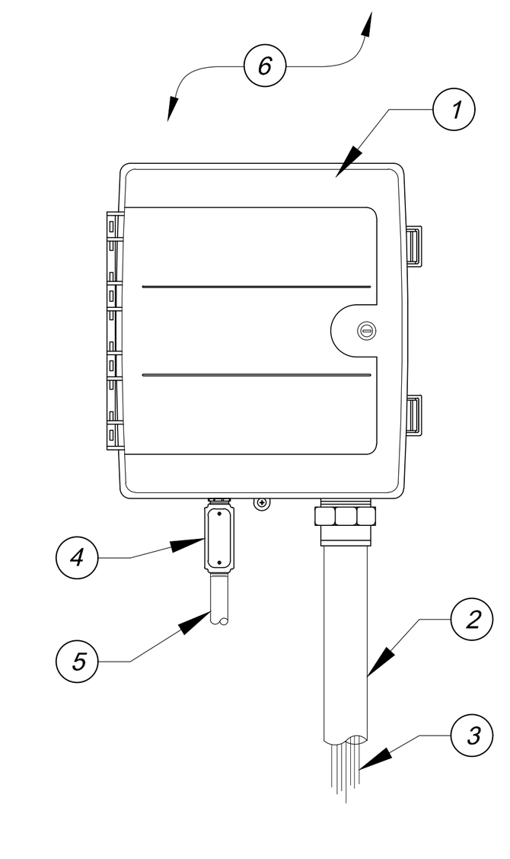
4 FLOW SENSOR
Not to Scale



1. Finish grade in turf areas.
2. Plastic rectangular valve box with bolt down cover. Use stainless bolt, nut and washer. Box to be replaced at right angle to hardscape edge. Heat brand "FS" onto lid.
3. Flow sensor.
4. Finish grade in shrub areas.
5. 24" Wire loop.
6. Mainline.
7. Brick supports.
8. Non-woven filter fabric.
9. $\frac{3}{4}$" Gravel, 3" deep.
10. Mainline from master valve.

Notes:
1. Install flow sensor as per the manufacturer's recommendations, wire to irrigation controller.
2. Use 45° ells to achieve mainline depth on the downstream side of the flow sensor.

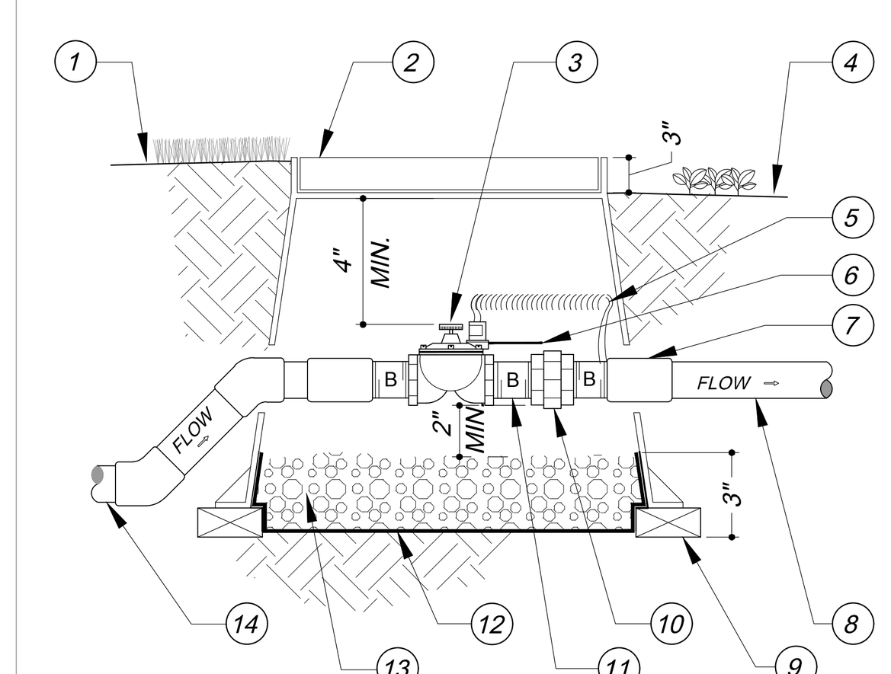
5 WALL MOUNTED CONTROLLER
Not to Scale



1. Wall mounted controller in closing plastic box.
2. 2" PVC conduit and fittings
3. Wires to remote control valves.
4. Junction box
5. 1" PVC conduit and fittings to power supply.
6. Interior wall, behind.

6 MASTER CONTROL VALVE
Not to Scale

Notes:
1. Use 45 degree ells to achieve mainline depth from upstream side of the master valve assembly.
2. Use Teflon tape on all threaded fittings, typ.

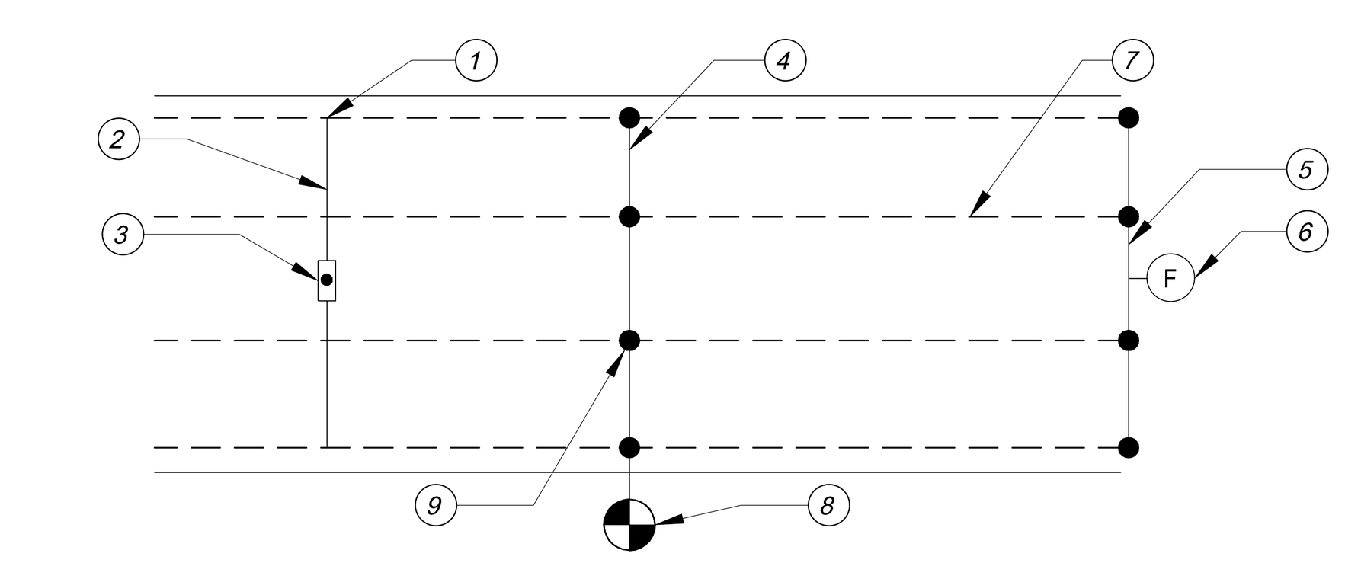


1. Finish grade in turf areas.
2. Rigid plastic rectangular valve box with bolt down cover, use stainless bolt, nut, and washer. Place box at right angle to edge of pavement. Heat brand "MV" onto lid.
3. Master control valve.
4. Finish grade in shrub areas.
5. 24" Wire loop.
6. Valve ID tags.
7. PVC Sch. 40 female adapter, 2 required.
8. Mainline to flow sensor.
9. Brick supports.
10. Brass union.
11. Brass nipple, Typ.
12. Landscape fabric.
13. $\frac{3}{4}$" Gravel, 3" deep.
14. Mainline.

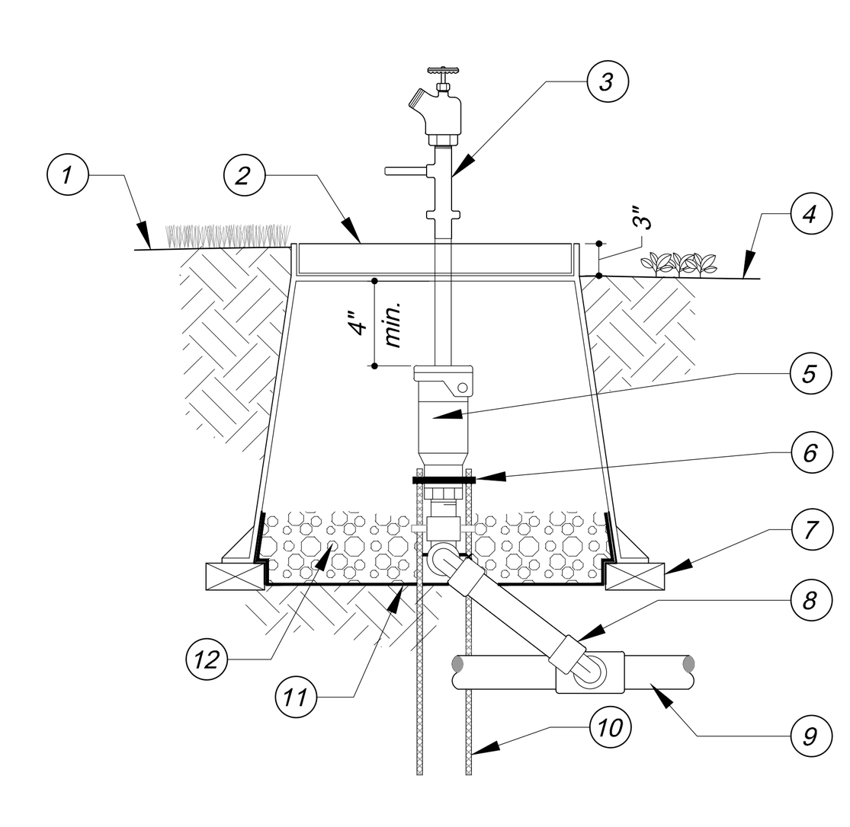
7 DRIPLINE CONNECTION
Not to Scale

1. Dripline blank lateral DL 2000 poly connection fittings to dripline laterals.
2. Dripline blank lateral.
3. Air/vacuum relief valve.
4. Lateral line
5. PVC header, min. $\frac{3}{4}$" size.
6. Flush valve.
7. Dura-Pol polyethylene tubing in rows 14" to 16" O.C. on level ground.
8. Irrigation key.
9. Connection to PVC lateral.

Notes:
1. Install drip flush valve per detail at the end of each tubing section per plan.
2. Install air relief valves per detail at high points of each tubing section per plan.
3. Run air/vacuum relief blank tubing lateral along high point of mound or berm.
4. Attach all in-line drip tubing to blank lateral. More than two relief valves may need to be installed per section.



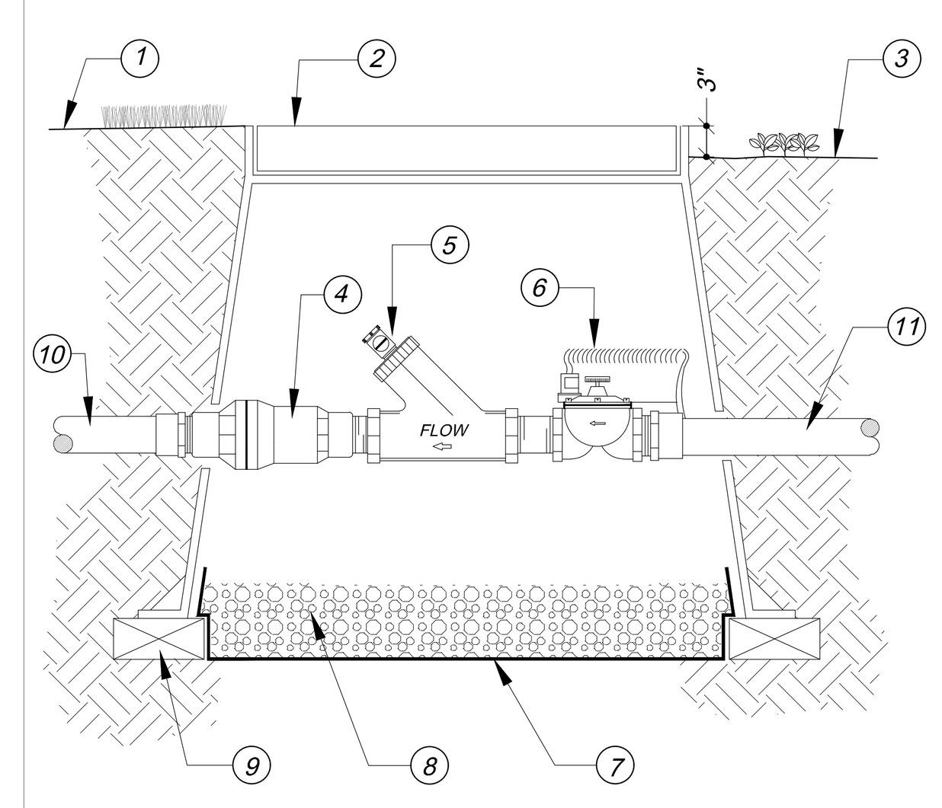
8 QUICK COUPLER VALVE
Not to Scale



1. Finish grade in turf areas.
2. Rigid plastic round valve box with bolt down cover. Use stainless bolt, nut and washer. Heat brand "QCV" onto lid.
3. Quick coupler key with male hose bib. Connection as shown: key must clear valve box.
4. Finish grade in shrub areas.
5. Quick coupler valve.
6. Stainless steel clamp.
7. Brick supports.
8. Dura pre-assembled swing joint with one piece brass MIPT nipple.
9. Mainline.
10. #4 x 36" Rebar stakes, 2 required.
11. Filter fabric.
12. $\frac{3}{4}$" Gravel, 3" deep.

Note: Use Teflon tape on all threaded fittings, typical.

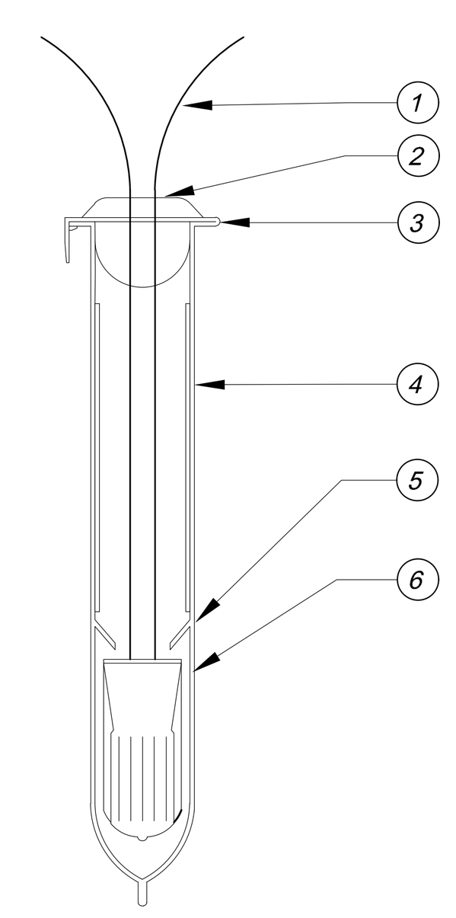
9 DRIP VALVE ASSEMBLY
Not to Scale



1. Finish grade, turf areas.
2. Plastic rectangular 'jumbo' valve box with bolt down cover, use stainless bolt, nut, and washer. Box to be placed at right angle to hardscape edge. Heat brand "RCV" and control station # onto LID.
3. Finish grade in shrub areas
4. Pressure regulator.
5. Wye filter.
6. Remote control valve. See legend for specification.
7. Non-woven filter fabric.
8. $\frac{3}{4}$" Gravel, 3" deep.
9. Brick supports.
10. Lateral line to drip system.
11. Mainline.

Notes:
1. Box to be installed as to allow for proper operation of ball valve. Install at right angle to hardscape edge, install valve off-center in box.
2. Install valve box extensions as required to achieve proper valve installation at mainline depth.
3. Use Teflon tape on all threaded fittings, typical.

10 WIRE CONNECTION
Not to Scale

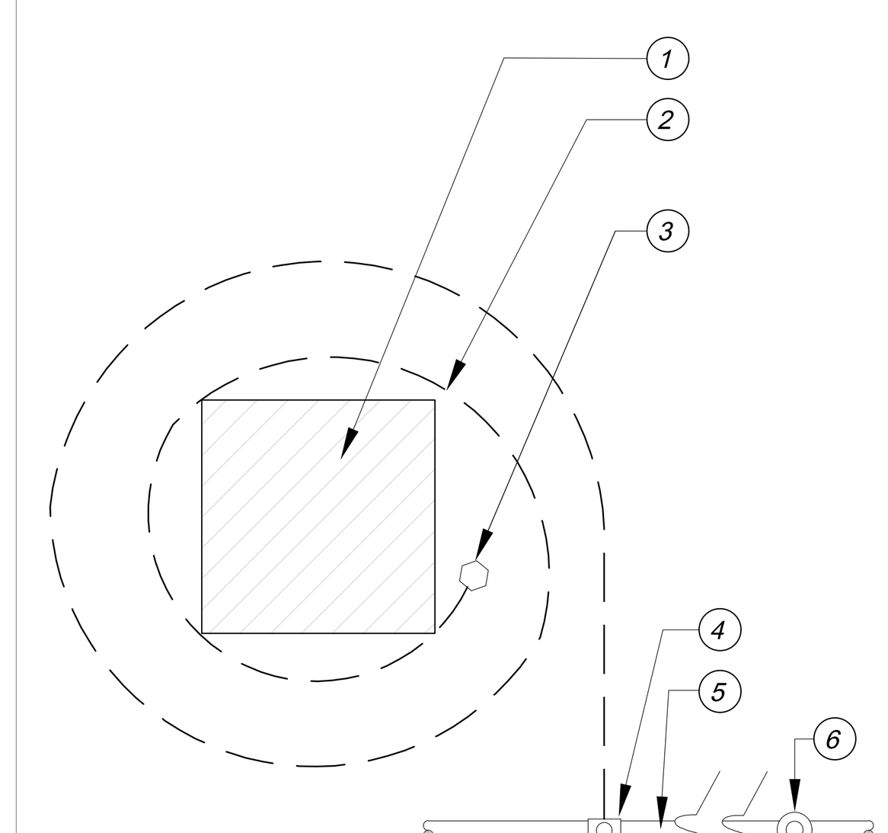


1. Low voltage wires, 3 maximum
2. Wires pass through grooves in tube lid to allow lid to close.
3. Close tube lid after wire is inserted into tube.
4. Poly tube pre-filled with waterproof gel.
5. Lock tabs prevent wire removal once connector is inserted.
6. Scotchlok Electrical Spring connector. Wires shall be pre-stripped of $\frac{1}{2}$" of the insulation prior to insertion into the connector. Twist connector onto wires to seat firmly.

Notes:
1. Wire connector shall be a 3M DBY Direct Bury Splice Kit. Kit shall include a Scotchlok Spring Connector, a polypropylene tube and a waterproof sealing gel. Tube shall be supplied prefilled with gel.

2. Direct Bury Splice Kit shall be used to electrically connect (2-3) #14 or (2) #12 pre-stripped copper wires. Larger wires or greater quantities of wires shall require a larger approved wire connection.

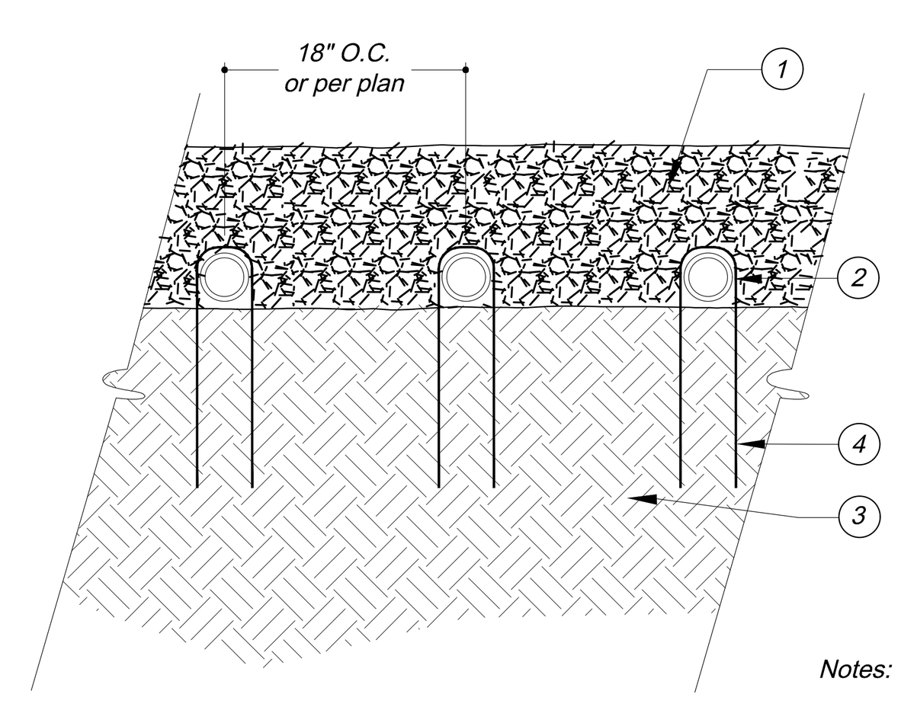
11 TREE DRIP RING LAYOUT
Scale: 1"=1'-0"



1. Tree rootball.
2. Dura-Pol polyethylene tubing in rows around tree, 2 required 4 - 6" below grade.
3. AGR products "SPIN-LOC" 1025 SETC flush cap SL X $\frac{3}{4}$" MHT with plastic cap installed within a round plastic pull box.
4. Connection between DL2000 tubing and PVC pipe, SXT PVC ell or tee ($\frac{1}{2}$") with spin loc x thread male adapter AG products model #S1/2MA-565.
5. Lateral line.
6. YD-500-34 Air / vacuum relief valve installed with a FT-050 combination tee and a $\frac{3}{4}$" x $\frac{1}{2}$" reducer bushing, install air relief assembly inside a 6" planter, min. 1 air / vacuum relief valve per 500' of dripline.

Notes:
1. All drip tubing to be 4" min. below finish grade.
2. Box to be installed as to allow for proper operation of ball valve. Install at right angle to hardscape edge, install valve off-center in box.
3. Install valve box extensions as required to achieve proper valve installation at mainline depth.

12 DRIPLINE STAKING AND LAYOUT
Not to Scale



1. Mulch, see planting notes.
2. Dura-Pol polyethylene tubing.
3. Amended soil per planting notes and specifications. Bring soil level to 3" below finish grade of mulch prior to drip tubing installation.
4. Wire Stake. On center spacing per irrigation notes.

Notes:

1. To insure even parallel and level tubing rows it is recommended that the soil level in the planter areas be brought to 3" below grade and properly compacted per the landscape drawings prior to the installation of tubing.

2. Install tubing as indicated on these drawings and secure to grade using wire hoop stakes at 5 feet on center spacing.

3. Backfill final 2" of mulch over the tubing after installation of the tubing.

NOT FOR CONSTRUCTION

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Date	Job Number
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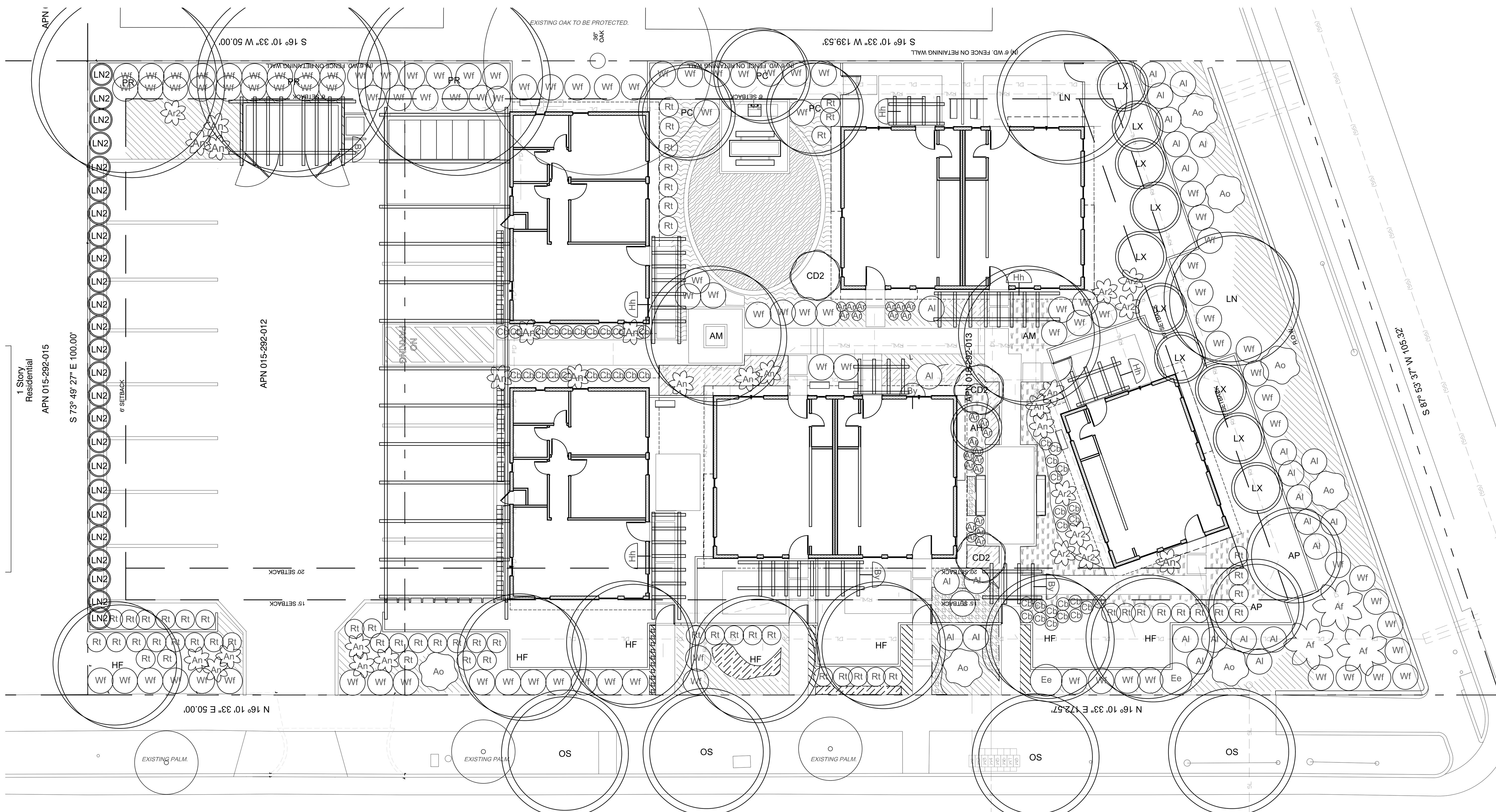
LI-2

Drawing Name: Z:\Shared\Projects\2021 Projects\21.091 8 Ocean View\21.091 Cad\21.091 In Progress\8 Oceanview 2\Sheets\Construction Drawings\Irrigation Plan\LI-2 Irrigation Details.dwg Plot date: 2022-06-02 4:46 PM



Planting Notes:

1. All plants are identified by typical symbols. Plant quantities are approximate and provided for the contractor's convenience. In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.
2. At completion of rough grading, take representative soil samples (minimum of two per acre) from the project site and source of any imported topsoil. Locations and number of soil samples must be approved by the Landscape Architect. Send soil samples to Wallace Soil Testing Laboratory 310-615-0116 or an approved equal for testing of suitability for ornamental planting as specified on the drawings. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report, including leaching if recommended. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.
3. Specification Section 02950 or 032 93 00, Landscape Planting, 02932 or 32 92 23, Sodding, and 02931 or 32 92 24, Hydroseeding, are integral to the intent of the planting plan. Do not bid planting plan without reference to applicable specification section.
4. Contractor is responsible for finish grades and for fine grading required for surface drainage and uniformity to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution. Final grades to within a tenth of a foot must be established prior to commencing planting operations.
5. Grades and flow lines must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect.
6. Install North American Green SC150BN Erosion Control Fabric (Pacific Soil Stabilization Santa Maria, CA 93454 PH (800) 473-1965) on all slopes of 5:1 or steeper, per manufacturer's specification.
7. The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.
8. Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.
9. Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately of any plant sourcing difficulty.
10. Include in the contract price a sufficient amount to allow for supply and installation of additional plants to be used at the direction of the Landscape Architect. Include 25- 15 gallon, 75 - 5 gallon, 50 - 1 gallon. Provide the unit price for such plants in the bid and credit the owner for each plant not installed.
11. Guaranty plant material 5 gallon or smaller except transplants for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 15 gallon plants and larger, for 1 year from date of final review.
12. Notify Landscape Architect of intended planting schedule a minimum of two weeks prior to planting.
13. Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting.
14. Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.
15. Install all plants per details.
16. Stake trees according to industry standards per details. Review with Landscape Architect prior to work.
17. Contact Landscape Architect for decision regarding proposed plant substitutions 4 weeks prior to installation.
18. All plants delivered to the site must have legible identification tags.
19. Any tree shown on plan to be installed in less than 8' (eight feet) clear distance from any curb, walkway, foundation, domestic water line, fire line, storm drain, or sewer line, or any underground utility is to be installed with root control barriers UB 24-2 by Deep Root Corp: 800-458-7668. Install a minimum of 16 linear feet of root barrier centered on the tree adjacent to any underground utility. Install as directed by detail. Install per manufacturer's instructions. Palm trees do not require root control barriers. Landscape Architect may alter or waive requirement.
20. Plant groundcovers adjacent to shrubs and/ or trees 1.5 times the distance of their specified spacing away from the stems of the adjacent shrubs and trees. Groundcovers adjacent to curbs and pavement shall be spaced at specified spacing away from paved areas.
21. Plant backfill: See Specifications
22. Top soil replacement:
    In all planters formerly under paving, remove existing soil to a minimum depth of two feet(2') and prepare the planters in the following manner:
    A. Bore six inch (6") diameter holes to a depth of eighteen inches (18") below subgrade at four feet (4') on center (minimum of one per planter area).
    B. Rototill subgrade to a depth of six inches (6").
    C. Replace with imported Class "A" topsoil amend as directed by soil analysis/ specification.
23. Completely eradicate all bermuda, kikuyu grass, and other weed growth or other visible or alleged invasive weeds from areas within project limits prior to installing planting.
24. Provide and install bark mulch over all shrub and groundcover areas. Use walk-on bark mulch. Walk on Bark mulch shall be a virgin forest product consisting of shredded fir bark and bark nuggets. Source from Agromin (800) 247-6646 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 3" (three inches). Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.
25. Preserve and protect all existing trees unless otherwise noted.
26. Planting mix for raised planters:
    1 part washed plaster sand
    1 part All Around Compost or approved equal (All Around Irrigation and Supply 805-688-4197).
    3 parts class "a" topsoil.
27. Palm trees installed in limited planting spaces that require staking for stability may be supported by a 1" diameter galvanized pipe equal in height to the trunk height of the palm to the base of the first frond. Drive the pipe 48" deep below finish grade and/or 12" into subgrade.
28. Pottery planting mix by volume:
    1/3 medium ground peat moss
    1/3 #16 sand
    1/3 medium vermiculite
    plus
    1/2 pound per cubic yard urea nitriform
    1 pound per cubic yard single superphosphate

    Thoroughly mix and moisten planter soil in pots prior to placement. After installation, supplement planter soil as required to compensate for settling. Install gravel in bottoms of all pots to a depth of 2" and place a layer of filter fabric between the gravel and potting soil. Place a 1/8" mesh copper screen over the planter drain hole. Provide and install bark mulch in all pots. Bark mulch shall be walk on bark, spread evenly to a minimum depth of 1". Top of bark mulch layer should be approximately 2" below rim of pot.

    Set out all pots and plant materials as shown on plan. Final locations must be approved by the landscape architect prior to placement and planting.
29. Trees and shrubs shown on plan as "to be transplanted" describe contractor's responsibility.
30. Plant quantities indicated in the plant legend are for the entire project and are repeated on each match-lined sheet.
31. Any tree or plant containing pathogens, bacteria or viruses harmful to plant health shall be replaced at the Contractor's expense.
32. In areas with significant gopher populations that can not be controlled through traps or other conventional methods, all plant material is to be placed in an appropriately sized gopher basket. Turf areas are to be installed over a single layer of protective wire. Overlap all seems by 6" and stake wire on 6'-0" centers throughout. Contractor to coordinate with Landscape Architect on what constitutes a 'Significant' population. Contractor to include cost of baskets and wire in all bids and planting estimates.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS		QTY
AP	Acacia pendula	Weeping Myall	24"box	Medium		2
AH	Aloe x 'Hercules'	Hercules Aloe	15 gal	Low		1
AM	Arbutus x 'Marina'	Marina Strawberry Tree Multi-Trunk	24"box	Low		2
CD2	Citrus x limon 'Dwarf Improved Meyer'	Dwarf Improved Meyer Lemon	15 gal	Medium		3
HF	Hymenosporum flavum	Sweetshade	15 gal	Medium		7
LN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	24"box	Medium		2
LN2	Laurus nobilis	Sweet Bay	15 gal	Low		25
LX	Laurus x 'Saratoga'	Saratoga Hybrid Laurel	15 gal	Low		10
OS	Olea europaea 'Swan Hill' TM	Swan Hill Olive	24"box	Low		4
PR	Platanus racemosa	California Sycamore	24"box	Medium		3
PC	Psidium cattleianum	Strawberry Guava	24"box	Medium		3
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS		QTY
An	Agave attenuata 'Nova'	Nova Foxtail Agave	1 gal	Low		20
Af	Agave franzosinii	Giant Blue Agave	5 gal	Low		3
Ao	Agave ovatifolia	Whale's Tongue Agave	5 gal	Low		8
Ar2	Agave villmorniana	Octopus Agave	5 gal	Low		8
Al	Aloe arborescens 'Lutea'	Yellow Torch Aloe	5 gal	Low		29
Ar	Aloe x 'Rooikappie'	Little Red Riding Hood Aloe	1 gal	Low		24
By	Bauhinia yunnanensis	Yunnan Bauhinia	5 gal	Medium		4
Cb	Crassula arborescens 'Blue Waves'	Silver Dollar Jade	5 gal	Low		41
Ee	Euphorbia lambii	Tree Euphorbia	5 gal	Low		2
Hh	Hardenbergia violacea 'Happy Wanderer'	Happy Wanderer Lilac Vine	5 gal	Low		5
Rt	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 gal	Low		61
Wf	Westringia fruticosa 'Mundi'	Mundi Coast Rosemary	5 gal	Low		101
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING	QTY
	Aeonium x 'Mint Saucer'	Mint Saucer Aeonium	1 gal	Low		209 sf
	Bouteloua dactyloides 'UC Verde'	UC Verde Buffalo Grass	plugs	Very Low	12" o.c.	375
	Falkia repens	Creeping Falkia	4" pot	Medium		251 sf
	Sansevieria trifasciata 'Moonshine'	Moonshine Snake Plant	1 gal	Low		47 sf
	Senecio cylindricus	Narrow-leaf Chalksticks	1 gal	Low		90 sf
	Senecio serpens 'Blue Chalksticks'	Blue Chalksticks	4" pot	Low	24" o.c.	220
	Sesleria heufleriana	Moor Grass	1 gal	Medium	18" o.c.	42

SPECIFICATIONS FOR PRESERVATION OF EXISTING TREES

1. All work within the driplines of existing trees shall by hand and be performed only as approved or directed by the Landscape Architect or Project Arborist. Refer to tree specific conditions for direction regarding individual trees shown on the plan. Tree specific conditions are indicated by letter: Tree "A", Podocarpus gracilior, Tree "B", Platanus racemosa, etc.
2. All roots encountered during trenching operations shall be cleanly cut. Trenches for all curbs and walls adjacent to trees shall be back filled with porous topsoil from onsite.
3. Where walls or curbs are to be built within six feet of the trunk of any tree, a root control barrier (Deep Root or equal) shall be placed between the tree and the wall or curb. Barrier shall extend from ground surface to bottom of new structure.
4. Any curb or wall adjacent to a tree shall be built with footings directed outward from the tree to avoid damaging roots. Where feasible, footings shall be bridged over the root zone.
5. The construction contractor shall ensure that all trees adjacent to construction areas shall be fenced with a six foot high chain link fence at the outside edge of the dripline of the tree plus six feet beyond or as designated by the Project Arborist. Fence support posts shall be installed at a maximum spacing of eight feet. All construction related activities shall be prohibited within these fenced areas. The construction contractor shall place durable signs stating "Tree Protection Area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.
6. Where construction is to occur within the dripline of a tree, the fence shall be erected no further than five feet from the edge of the work.
7. At locations where fence does not surround trees, the fence must extend at least ten feet beyond the dripline, and a sign shall be securely attached at each end of the fence, stating "No construction or storage of any kind beyond fence" in both English and Spanish ("No se permite construcion o' almacenace de qualquiera tipo mas de este surco"). Signs shall be at least two square feet in area.
8. Fencing constructed above (uphill) trees shall include 'Silt Stop' fabric, securely attached to the fence fabric. 'Silt Stop' shall be installed with the bottom 6" below grade.
9. The construction contractor shall designate a landscape maintenance monitor to work with the Project Arborist to ensure that all protected trees and plants within the construction site are properly irrigated and maintained for the duration of construction activities.
10. The Project Arborist shall be present during the course of any pruning cutting, grading, or excavation near protected trees. Pruning of trees shall be performed only under the direction of the Project Arborist.
11. No construction materials, debris, soil, rock, or excavated material shall be stored within the root protection zone (six feet outside of the dripline or outer perimeter of leaf canopy).
12. No chemicals or herbicides may be applied within fifty feet of any tree without approval of the Landscape Architect or Project Arborist.
13. Parking and /or vehicular traffic shall not be permitted within six feet of the outside edge of the dripline. No construction equipment, vehicles, or materials shall be stored within 6 feet of any tree dripline.
14. Trees shall be watered thoroughly prior to beginning of construction and the root protection zone covered with a two-inch layer of chipped bark mulch. Mulch may not be piled against any trees.
15. If access is required over the root zone of any tree, the root zone shall be protected with a six-inch layer of mulch and covered with a double layer of three-fourths inch plywood overlapped at the seams. Where vertical excavations expose roots, the exposed face of the trench shall be covered with burlap and kept continuously damp to limit desiccation of the root zone. Exposed roots shall be covered with temporary earth fill or packed with moistened peat moss and wrapped with burlap. Exposed roots shall not be allowed to dry out before permanent backfill is placed. Exposed roots shall be shaded from direct sunlight and watered and maintained in a moistened condition until permanent backfill is placed.
16. Root systems of trees, shrubs, and groundcovers shall be protected from damage due to spillage or application of chemical compound such as paints, finishes, or stucco.
17. Root systems shall be protected from flooding, erosion, or excessive wetting resulting from any construction operations.
18. Landscaping adjacent to any tree shall be limited to inert materials or plants with similar cultural requirements to the tree. No landscaping shall occur within the driplines of existing oaks.
19. Within the tree dripline, roots shall be excavated by hand using narrow-tined spading forks to carefully comb the soil. Roots beyond the tree dripline can be cut by hand or with a diamond blade machine saw (roots may not be cut with a backhoe, loader, excavator, or standard trencher). Branches and roots shall only be cut with sharp, sterile instruments designed for the purpose. Roots shall not be broken, pulled, or chopped, and roots larger than two inches in diameter shall not be cut. If cutting of roots cannot be avoided, roots shall be severed approximately three inches back from new construction. Where large lateral roots are encountered, they shall be exposed beyond the limits of excavation and bent into backfill areas wherever possible. Mechanical excavation for leveling the ground surface near existing trees prior to paving shall not be permitted.
20. Where vertical excavations expose roots, the exposed face of the trench shall be covered with burlap and kept continuously damp to limit desiccation of the root zone. Exposed roots shall be covered with temporary earth fill or packed with moistened peat moss and wrapped with burlap. Exposed roots shall not be allowed to dry out before permanent backfill is placed. Exposed roots shall be shaded from direct sunlight and watered and maintained in a moistened condition until permanent backfill is placed.
21. Excavation within the dripline of trees shall only occur where necessary to complete the requirements of the project.
22. All plant parts (including the root zone) shall be protected from dumping of refuse, concrete paint, or plaster washout or chemically injurious materials or liquids. Continuous puddling or running water shall be prevented within driplines of all trees and plants.
23. Any alteration of grades shall result in positive drainage away from affected trees.
24. Dust and dirt shall be washed off all trees within fifty feet of the construction area at four-week intervals, May through October, and at the end of the construction period. Washing shall occur in the morning to allow the tree to dry during the day.
25. No irrigation or utility lines shall be installed within fifteen feet of the trunk of any Oak tree, except drip-irrigation tubing laid on the surface of the ground. In no case shall irrigation occur within three feet of the trunk of the tree.
26. The contractor assumes responsibility for all existing trees shown on this plan. Any tree removed or irreparably damaged during construction must be replaced with a tree of like species and size. If a tree of matching size is not available, or cannot be installed because of site constraints, the largest feasible size shall be planted, and the contractor shall reimburse the owner the difference between the value of the original tree and the replacement. The value of the original tree shall be appraised in accordance with tree appraisal guidelines adopted by the International Society of Arboriculture. The appraisal shall be prepared by an ISA-certified arborist.
27. Protective fencing may not be removed without the approval of the Landscape Architect.
28. All replacement trees shall be guaranteed by the contractor for a period of one year after installation.

DEFINITIONS:
Canopy - the area of ground within the drip line of the tree.
Daylight line - the point at which new grading meets existing grade.
Dripline - the outer edge of a tree's branching and foliage.
Temporary chainlink fence per specification notes 5 and 6 adjacent

Underlined portions of the specifications represent mitigation measures dictated by the Environmental Impact Report for the project.

Scale:
1" = 10'
0 5 10 20

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REGISTERED LANDSCAPE ARCHITECT
DERRIK TATE EICHELBERGER
No. 3513
EXP. 10.31.22
STATE OF CALIFORNIA

Revisions

8 OCEANVIEW
Santa Barbara, CA
93105

PLANTING PLAN

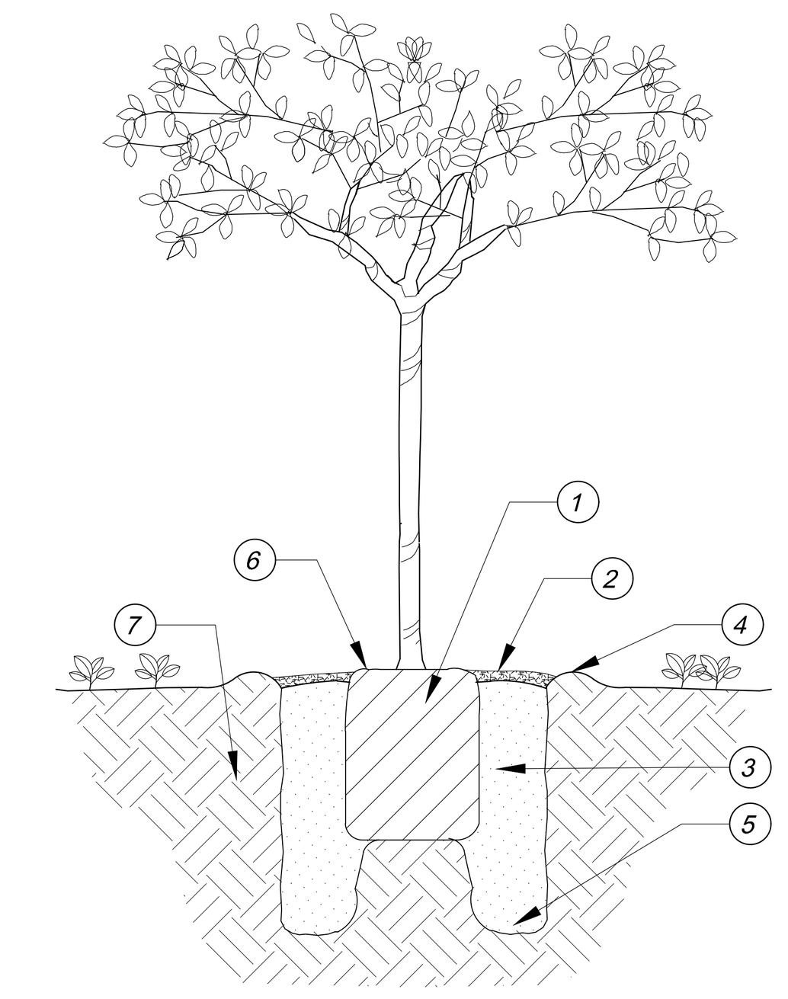
Issue

Issue

Date 06.02.2022	Job Number 21.091
Drawn By MG/AM	Checked by KG
Sheet -	of -

LP-1

Drawing Name: Z:\Shared\Projects\2021 Projects\21.091 8 Ocean View\21.091 Cad\21.091 In Progress\8 Oceanview 2\Sheets\Construction Drawings\Planting Plan\LP-1 Planting Plan.dwg Plot date: 2022-06-02 4:46 PM



1. Rootball: set on firm soil at bottom of pit.
2. Mulch over basin per specifications.
3. Backfill: see specifications.
4. 6" High temporary berm.
5. 6" Diameter by 18" deep augured holes backfilled with amended soil. Roughen sides of holes to prevent glazing.

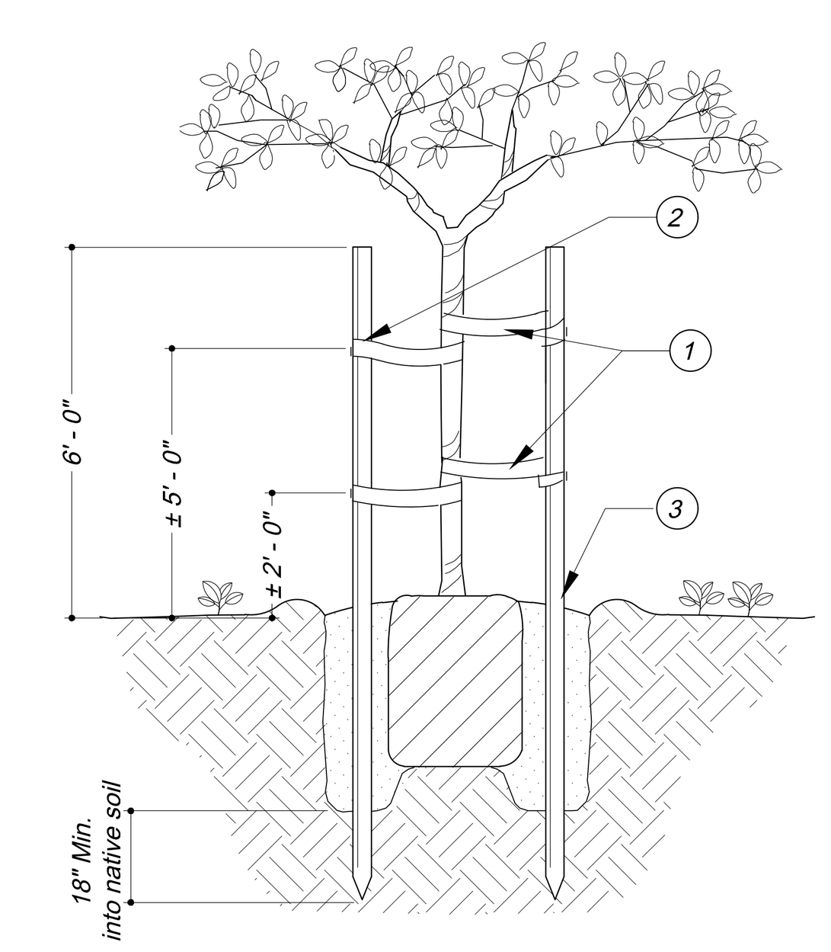
   15 gal trees: 3 holes at outer edge of rootball.

   24" box & 36" box trees: one hole at each corner and one in the center.

   Larger than 36" box trees: one hole at each corner, one each side, and one in the center (9 total).
6. Set rootball with crown 1" above finish grade.
7. Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.

Note: Where tree is installed in turf area, keep 2'-0" min. radius area clear of turf, as measured from the outside of the trunk. Radius size may be increased at Landscape Architect's discretion depending on box size of tree.

1 TREE PLANTING
Not to Scale



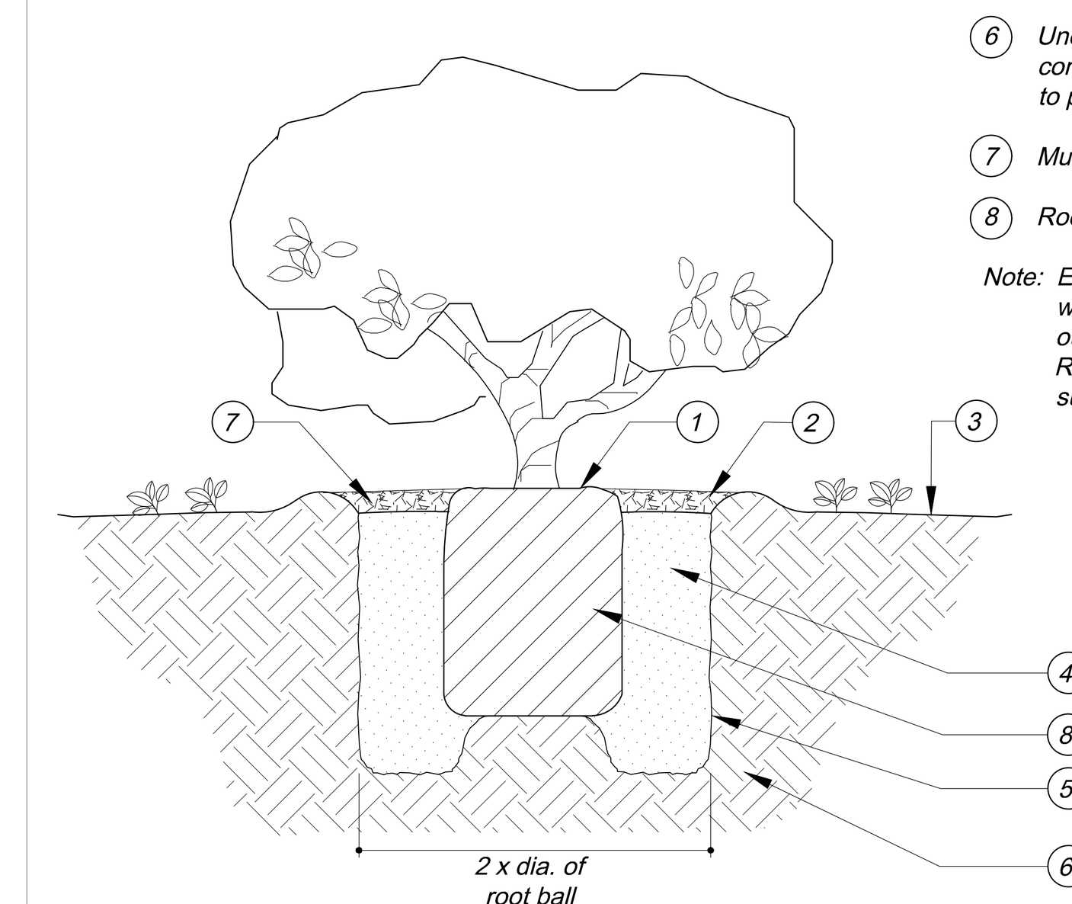
1. Two nylon reinforced ties: 1" Wide figure 8 "Super Tie I" tree ties or approved equal. Adjust to allow for tree movement.
2. Attach to stake with galvanized roofing nail.
3. $2\frac{1}{2}$" Diameter lodgepole. Drive 18" minimum into undisturbed subgrade outside rootball.

Notes :
1. Refer to planting detail for hole size, backfill, etc.
2. Modify installation as required for trees in public right of way.

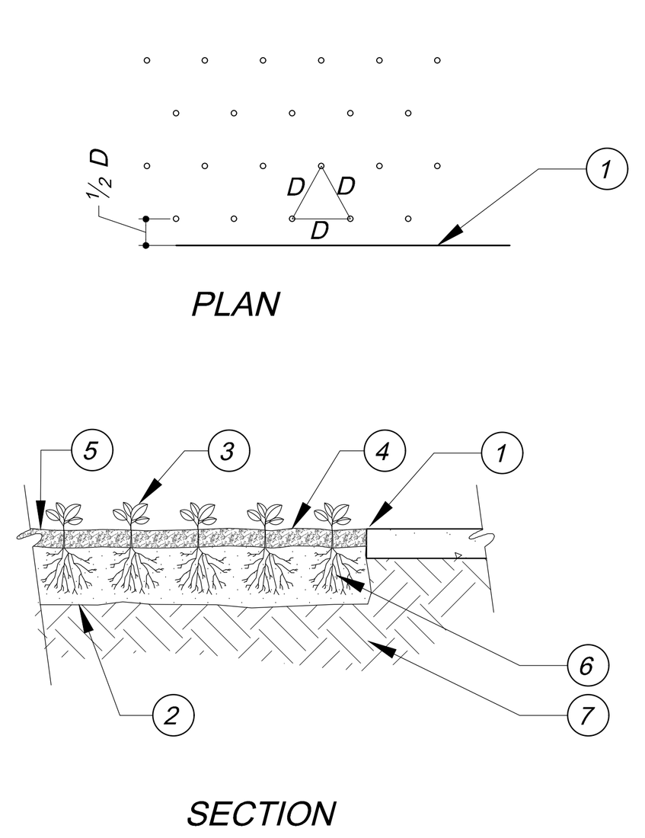
2 TREE STAKING
Not to Scale

1. Set rootball with crown 1" above finish grade.
2. 2" Deep basin.
3. Finish grade.
4. Backfill mix per specifications.
5. Scarify sides and bottom of hole.
6. Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.
7. Mulch over basin per specifications.
8. Rootball.

Note: Excavate planting hole 2 times wider than plant rootball. Excavate outer edges deeper than center. Rootball should rest on undisturbed subgrade.



3 SHRUB PLANTING
Not to Scale



1. Edge of paving, walk, wall, etc.
2. 10" Minimum deep tilled planting bed over scarified subgrade.
3. Groundcover.
4. Install 2" thick mulch layer prior to planting groundcover.
5. Finish grade.
6. Amended soil.
7. Unamended subgrade.

Note: Locate plants spaced equal distance (D) from each other as shown. D = as shown on planting plan.

4 GROUNDCOVER PLANTING
Not to Scale

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Revisions

8 OCEANVIEW
Santa Barbara, CA
93105

PLANTING DETAILS

Issue

Issue

Date 06.02.2022	Job Number 21.091
Drawn By MG/AM	Checked by KG
Sheet -	of -

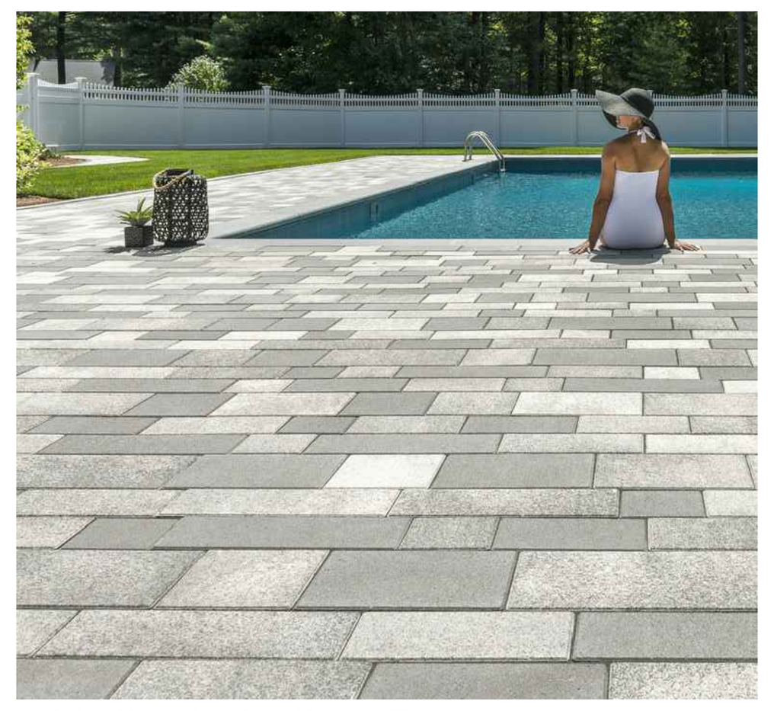
LP-2

Drawing Name: Z:\Shared\Projects\2021 Projects\21.091 8 Ocean View\21.091 Cad\21.091 In Progress\8 Oceanview 2\Sheets\Construction Drawings\Planting Plan\LP-2 Planting Details.dwg Plot date: 2022-06-02 4:46 PM

MATERIALS


Bench- Avondale Backless Bench


Top Cast Concrete Pewter Color


Unilock Artline Pavers


Artline Colors: Winter Marvel, Midnight Sky, French Grey


BBQ

PLANTS

UC Verde Lawn


Agave villmorimiana

Agave Nova


Agave franzosinii


Agave ovatifolia


Aloe arborescens 'Lutea'


Aloe arborescens 'Lutea'


Senecio serpens


Senecio cylindricus


Crassula 'Blue Wave'


Aeonium 'Mint Saucer'


Euphorbia lambii


Westringia 'Mundi'


Rhapiolepis u. 'minor'


Sessleria 'Hoefleriana"


Falkia repens


Sansevieria 'Moonshine'


Bauhinia yunanensis
- shade vine


Hardenbergia v. 'Happy Wanderer'
-sun vine


Aloe 'Hercules'


Psidium cattleianum


Acacia pendula


Citrus espaliered


Arbutus x 'Marina'


Olea europea 'Swan Hill'


Laurus nobilis


Lagerstroemia 'Natchez'


Hymenosporum flavum


Platanus racemosa

Drawing Name: Z:\Shared\Projects\2021 Projects\21.091 8 Ocean View\21.091 Cad\21.091 In Progress\8 Oceanview 2\Sheets\Construction Drawings\Planting Plan\LP-3 Planting and Material Images.dwg Plot date: 2022-06-02 4:47 PM

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93105

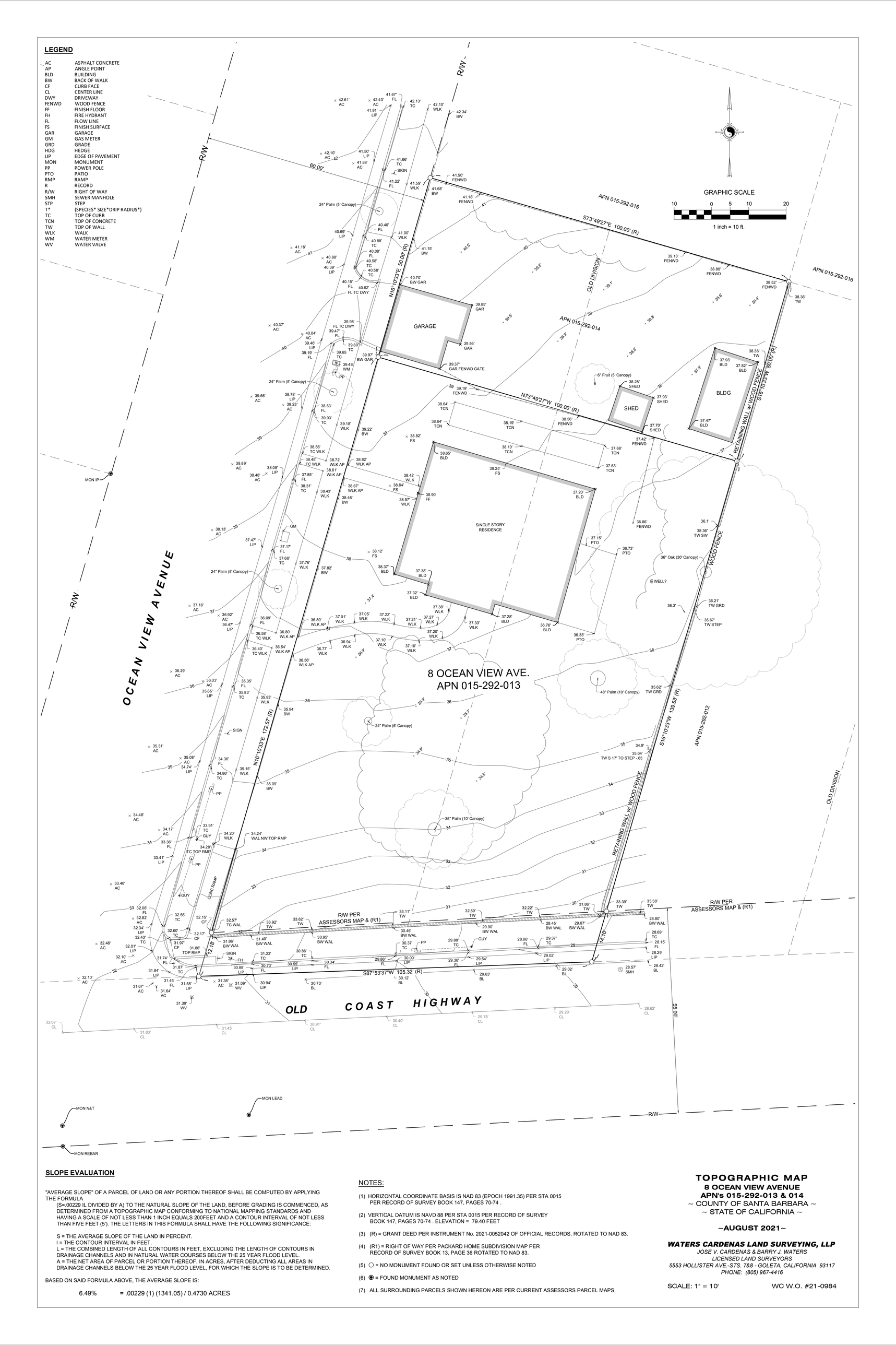
PLANTING AND MATERIAL IMAGES

Issue

Issue

Date 06.02.2022	Job Number 21.091
Drawn By MG/AM	Checked by KG
Sheet -	of -

LP-3



SLOPE EVALUATION

"AVERAGE SLOPE" OF A PARCEL OF LAND OR ANY PORTION THEREOF SHALL BE COMPUTED BY APPLYING THE FORMULA

(S=.00229 IL DIVIDED BY A) TO THE NATURAL SLOPE OF THE LAND, BEFORE GRADING IS COMMENCED, AS DETERMINED FROM A TOPOGRAPHIC MAP CONFORMING TO NATIONAL MAPPING STANDARDS AND HAVING A SCALE OF NOT LESS THAN 1 INCH EQUALS 200FEET AND A CONTOUR INTERVAL OF NOT LESS THAN FIVE FEET (5'). THE LETTERS IN THIS FORMULA SHALL HAVE THE FOLLOWING SIGNIFICANCE:

S = THE AVERAGE SLOPE OF THE LAND IN PERCENT.
I = THE CONTOUR INTERVAL IN FEET.
L = THE COMBINED LENGTH OF ALL CONTOURS IN FEET, EXCLUDING THE LENGTH OF CONTOURS IN DRAINAGE CHANNELS AND IN NATURAL WATER COURSES BELOW THE 25 YEAR FLOOD LEVEL.
A = THE NET AREA OF PARCEL OR PORTION THEREOF, IN ACRES, AFTER DEDUCTING ALL AREAS IN DRAINAGE CHANNELS BELOW THE 25 YEAR FLOOD LEVEL, FOR WHICH THE SLOPE IS TO BE DETERMINED.

BASED ON SAID FORMULA ABOVE, THE AVERAGE SLOPE IS:

6.49% = .00229 (I) (1341.05) / 0.4730 ACRES

NOTES:

(1) HORIZONTAL COORDINATE BASIS IS NAD 83 (EPOCH 1991.35) PER STA 0015 PER RECORD OF SURVEY BOOK 147, PAGES 70-74 .

(2) VERTICAL DATUM IS NAVD 88 PER STA 0015 PER RECORD OF SURVEY BOOK 147, PAGES 70-74 . ELEVATION = 79.40 FEET

(3) (R) = GRANT DEED PER INSTRUMENT No. 2021-0052042 OF OFFICIAL RECORDS, ROTATED TO NAD 83.

(4) (R1) = RIGHT OF WAY PER PACKARD HOME SUBDIVISION MAP PER RECORD OF SURVEY BOOK 13, PAGE 36 ROTATED TO NAD 83.

(5) ○ = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED

(6) ◉ = FOUND MONUMENT AS NOTED

(7) ALL SURROUNDING PARCELS SHOWN HEREON ARE PER CURRENT ASSESSORS PARCEL MAPS

TOPOGRAPHIC MAP

8 OCEAN VIEW AVENUE
APN's 015-292-013 & 014
~ COUNTY OF SANTA BARBARA ~
~ STATE OF CALIFORNIA ~

~AUGUST 2021~

WATERS CARDENAS LAND SURVEYING, LLP
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SCALE: 1" = 10' WC W.O. #21-0984